

RESOLUTION NO. 2023-145

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAPS FOR POPPY KEYS SOUTHWEST PHASES 1, 2, AND 3
(SUBDIVISION NOS. 17-049.01, 17-049.02, AND 17-049.03, RESPECTIVELY) AND
AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION
IMPROVEMENT AGREEMENT FOR EACH SUBDIVISION (CEQA EXEMPT)**

WHEREAS, on January 27, 2021, the City Council of the City of Elk Grove (City) approved a Tentative Subdivision Map, and Design Review for Subdivision Layout for the Poppy Keys Southwest Subdivision project (EG-17-049); and

WHEREAS, KB Home Sacramento, Inc., has submitted for approval proposed Final Maps for Poppy Keys Southwest Phases 1, 2, and 3 (Subdivision Nos. 17-049.01, 17-049.02, and 17-049.03, respectively); and

WHEREAS, staff has reviewed the Final Maps for Poppy Keys Southwest, Phases 1, 2, and 3 and finds them technically correct and that all applicable Final Map conditions of approval have been satisfied; and

WHEREAS, Subdivision Improvement Agreements for the Final Maps 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 Maps are 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 these maps.

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 Maps for Poppy Keys Southwest Phases 1, 2, and 3 (Subdivision Nos. 17-049.01, 17-049.02, and 17-049.03, respectively) substantially comply with the previously-approved Tentative Subdivision Map; and
- 2) Finds the Final Maps are 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 each of the Final Maps for Poppy Keys Southwest Phases 1, 2, and 3, attached hereto as Exhibit A, Exhibit B, and Exhibit C, respectively, and made part of this Resolution and directs the City Clerk to transmit the Final Maps to the County Recorder of the County of Sacramento for filing; and

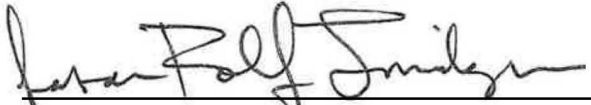
- 4) Authorizes the City Manager to execute the Subdivision Improvement Agreement for each of the Final Maps by and between the City of Elk Grove and KB Home Sacramento, Inc. in substantially the form presented.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 28th day of June 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 OF SUBDIVISION NO. 17-049, POPPY KEYS SOUTHWEST PHASE 1 AND OFFER FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

THE FOLLOWING REAL PROPERTY 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, C, D, E, F AND G.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS:

TO THE CITY OF ELK GROVE FOR PUBLIC USE POPPY RIDGE ROAD, LUDMILA WAY, ELISE WAY, OKSANA WAY, ZANE WAY, PAULINA WAY, TARAK DRIVE AND YANNA WAY, WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

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, D, E, F, G, H AND I AND THOSE STRIPS OF LAND LYING ADJACENT TO THE PUBLIC ROAD AND WAYS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.), THE CITY OF ELK GROVE, IN ITS SOLE DISCRETION, SHALL MAKE THE FINAL DETERMINATION AS TO WHERE THE PUBLIC UTILITIES WILL LOCATE INITIALLY SO THAT SUCH LOCATION SHALL NOT CONFLICT WITH THE CITY'S PUBLIC FACILITIES. PUBLIC UTILITIES SHALL RECEIVE APPROVAL OF THEIR JOINT TRENCH LOCATION AND DESIGN PRIOR TO LOCATING IN LOTS.

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.).

EMERGENCY VEHICLE ACCESS EASEMENT FOR INGRESS/EGRESS AND USE BY THE PUBLIC, CITY, COUNTY OR STATE AGENCIES ON, OVER AND ACROSS THAT CERTAIN STRIP OF LAND SHOWN HEREON DESIGNATED "E.V.A." (EMERGENCY VEHICLE ACCESS).

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.R.L.)

KB HOME SACRAMENTO, INC., A CALIFORNIA CORPORATION

BY: 
NAME: LEO PANTOJA
TITLE: VICE PRESIDENT, PLANNING

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 Placer

ON May 25th, 2023 BEFORE ME, Tiffany Reder, A NOTARY PUBLIC

PERSONALLY APPEARED Leo Pantoja 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/HEY 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.

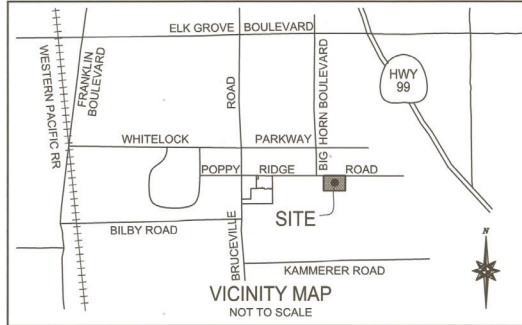
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

 Tiffany Reder
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: Oct 22nd, 2023 MY COMMISSION NUMBER: 2379669



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 17-049.01, POPPY KEYS SOUTHWEST PHASE 1 AND FIND IT TO BE TECHNICALLY CORRECT.



JOCELYN L. LIMAS
L.S. NO. 9596
EXPIRATION DATE: 03-31-2025

DATE: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 17-049.01, POPPY KEYS SOUTHWEST PHASE 1 AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON JANUARY 27, 2021 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: 3-31-2024

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. 17-049.01, POPPY KEYS SOUTHWEST PHASE 1, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, POPPY RIDGE ROAD, LUDMILA WAY, ELISE WAY, OKSANA WAY, ZANE WAY, PAULINA WAY, TARAK DRIVE AND YANNA WAY FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS, EMERGENCY VEHICLE ACCESS 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 DID CERTIFY THE ABANDONMENT OF THE EASEMENT LISTED IN NOTE 5, ON SHEET 3 AND NOT SHOWN HEREON.



JASON LINDGREN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA

DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2023, 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
STATE OF CALIFORNIA

DOCUMENT NO.: _____

BY: _____
DEPUTY

FEE: \$ _____

SUBDIVISION NO. 17-049.01 POPPY KEYS SOUTHWEST PHASE 1

BEING ALL OF THE LANDS OF KB HOME SACRAMENTO, INC. AS DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED ON SEPTEMBER 17, 2021 AS DOCUMENT NUMBER 202109171060, O.R. AND DOCUMENT NUMBER 202109171325, O.R., SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Croakside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 779-1189

MAY 2023

SHEET 1 OF 10 27154.KCB

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 THE BIG HORN RBVP, LP IN MARCH 2021. 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, 2024, AND THAT SAID 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.

TOTAL AREA OF THIS SUBDIVISION IS 60.951± ACRES, CONSISTING OF 132 RESIDENTIAL LOTS AND 2 PRIVATE ALLEYS TOTALING 13.587± ACRES, 2 LARGE LOTS TOTALING 35.541± ACRES, 5 LANDSCAPE LOTS TOTALING 0.899± ACRES, 1 PARK LOT TOTALING 2.464± ACRES, 1 DETENTION BASIN LOT TOTALING 3.250± ACRES, AND STREET RIGHT-OF-WAY TOTALING 5.200± ACRES.

MACKAY & SOMPS CIVIL ENGINEERS, INC.




PEDRO JARQUIN
P.L.S 8268 EXP. 12-31-2023

DATE: 5/25/23

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHLMANN & ASSOCIATES, DATED MAY 7, 2014, FILE NO. WKA NO. 10027.02. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

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 C ON THE MAP OF SUBDIVISION NO. 17-049, POPPY KEYS SOUTHWEST PHASE 1, TO THE SUBDIVIDERS NAMED 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 OR PUBLIC UTILITIES.

SUBDIVIDER: KB HOME SACRAMENTO, INC.

ADDRESS: 3005 DOUGLAS BOULEVARD SUITE 250
ROSEVILLE, CA 95661

SUBDIVISION NO. 17-049.01 POPPY KEYS SOUTHWEST PHASE 1

BEING ALL OF THE LANDS OF KB HOME SACRAMENTO, INC. AS DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED ON SEPTEMBER 17, 2021 AS DOCUMENT NUMBER 202109171060, O.R. AND DOCUMENT NUMBER 202109171325, O.R., SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

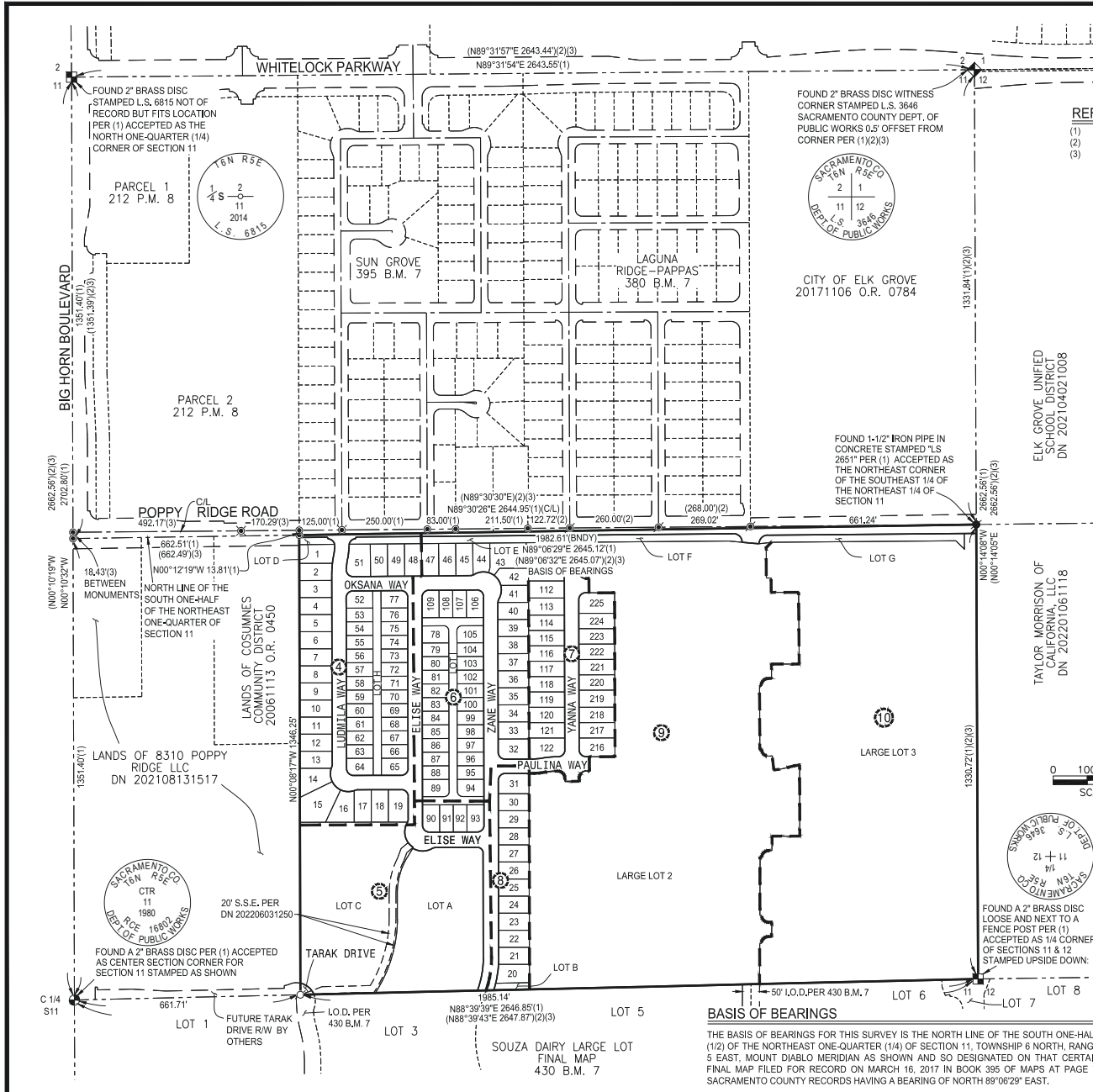
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

MAY 2023

Mackay & Somps
ENGINEERS PLANNERS SURVEYORS

1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 774-1189

SHEET 2 OF 10 27154.KCB



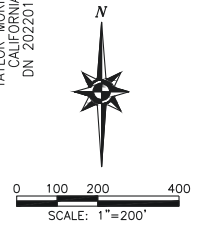
- REFERENCES**
- 395 B.M. 7
 - 380 B.M. 7
 - 212 P.M. 8

NOTES

- ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF AND ARE GROUND DISTANCES DUE TO ROUNDING. THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
- ALL FRONT LOT CORNERS WILL BE SET ON A 1.00 FOOT PROJECTION IN THE SIDEWALK WITH A 1" BRASS DISC STAMPED "LS 8268". ALL LOT CORNERS ALONG PRIVATE ALLEYS WILL BE SET ON A 1.00 FOOT PROJECTION IN THE CONCRETE WITH A 1" BRASS DISC STAMPED "LS 8268".
- AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTINUE IN PERPETUITY. SUBJECT TO THE PROVISIONS OF THE CITY'S ADOPTED RIGHT-TO-FARM ORDINANCE. A "DISCLOSURE STATEMENT" WILL BE PROVIDED TO ALL POTENTIAL BUYERS PRIOR TO THE SALE OF THE LOTS.
- EACH LOT SHALL HAVE ONE DRIVEWAY. ADDITIONAL DRIVEWAYS REQUIRE APPROVAL FROM PUBLIC WORKS.
- PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS FINAL MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING EASEMENT NOT PLOTTED HEREON:
 - RIGHT-OF-WAY EASEMENT PER BOOK 109 OF DEEDS, AT PAGE 215, O.R.
- LOT A IS HEREBY DESIGNATED AS A PUBLIC PARK AND SHALL BE CONVEYED TO THE COSUMNES COMMUNITY SERVICES DISTRICT BY SEPARATE DOCUMENT.
- LOTS 11 AND 112 ARE HEREBY DESIGNATED PRIVATE ALLEYS AND SHALL BE GRANTED TO THE HOMEOWNER'S ASSOCIATION. THE MAINTENANCE AND REPAIR OF THE PRIVATE ALLEYS ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

LEGEND

- SECTION CORNER, FOUND MONUMENT AS NOTED
- 1/4 SECTION CORNER, FOUND MONUMENT AS NOTED
- CENTER OF SECTION CORNER, FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 6815" PER (2)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7944" PER (1) OR (3)
- FOUND 2"-1/2" BRASS DISC STAMPED "LS 7944" IN MONUMENT WELL PER (1) OR (3)
- SET STANDARD CITY OF ELK GROVE MONUMENT WELL STAMPED "LS 8268"
- AC ACRES
- B.M. BOOK OF MAPS
- (BNDY) BOUNDARY
- C/L CENTERLINE
- DN DOCUMENT NUMBER
- E.V.A. EMERGENCY VEHICLE ACCESS EASEMENT
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- OVERALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.M. PARCEL MAPS
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- S.F. SQUARE FEET
- S.S.E. SANITARY SEWER EASEMENT
- V.E. VISIBILITY EASEMENT
- NO INGRESS OR EGRESS RIGHTS
- RECORD DATA PER REFERENCE
- SHEET INDEX



SUBDIVISION NO. 17-049.01
POPPY KEYS SOUTHWEST
PHASE 1

BEING ALL OF THE LANDS OF KB HOME SACRAMENTO, INC. AS DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED ON SEPTEMBER 17, 2021 AS DOCUMENT NUMBER 202109171060, O.R. AND DOCUMENT NUMBER 202109171325, O.R., SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

MAY 2023

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 1025 Commodore Ridge Drive, Suite 150, Roseville, CA 95678 (916) 774-1899

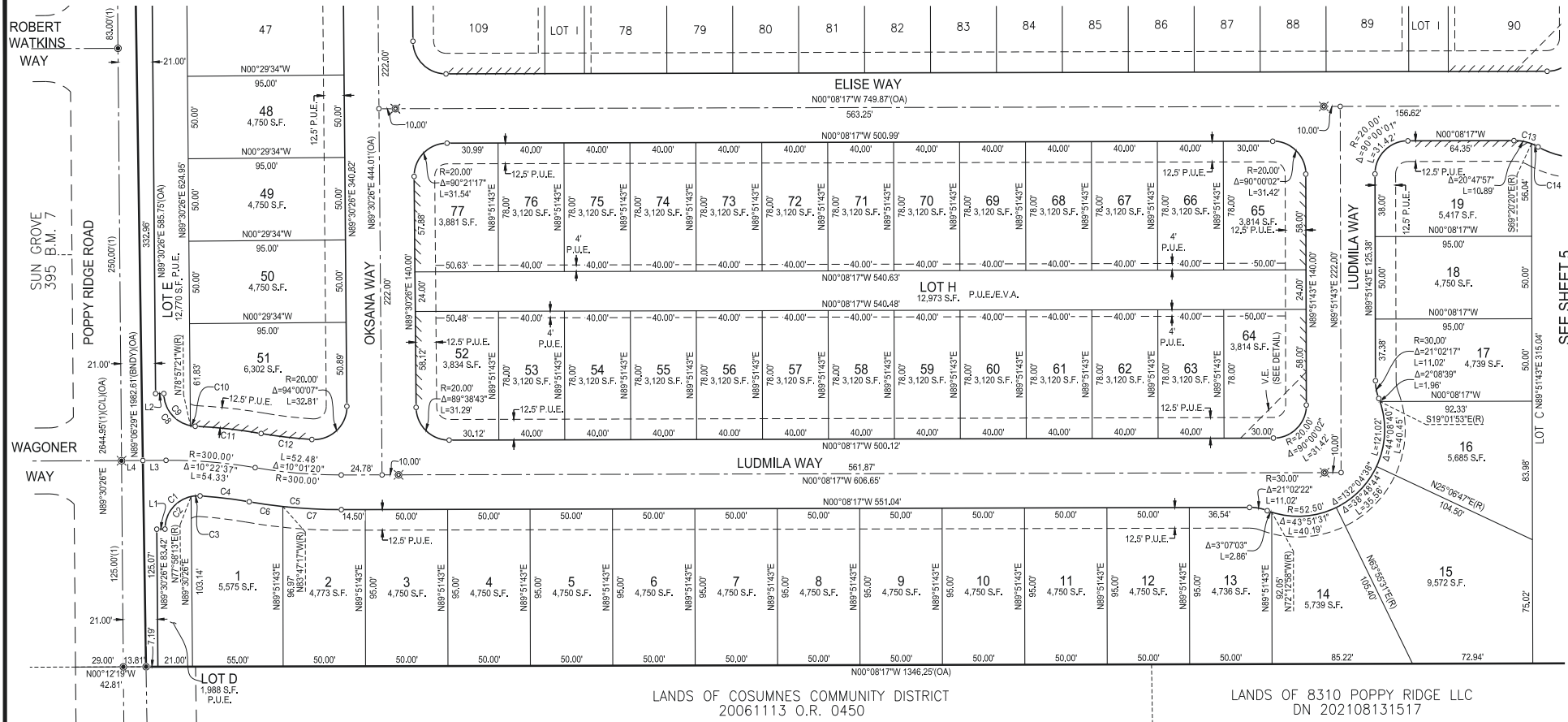
SHEET 3 OF 10 27154.KCB

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP FILED FOR RECORD ON MARCH 16, 2017 IN BOOK 395 OF MAPS AT PAGE 7, SACRAMENTO COUNTY RECORDS HAVING A BEARING OF NORTH 89°06'29" EAST.

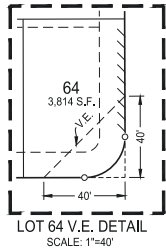
SEE SHEET 6

SEE SHEET 5



LANDS OF COSUMNES COMMUNITY DISTRICT
20061113 O.R. 0450

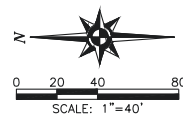
LANDS OF 8310 POPPY RIDGE LLC
DN 202108131517



Line Table		
Line #	Bearing	Length
L1(R)	N00°29'34"W	5.00'
L2(R)	N00°29'34"W	5.00'
L3	N00°29'34"W	14.06'
L4	N00°29'34"W	12.94'

Curve Table			
Curve #	Radius	Delta	Length
C1	20.00'	94°12'25"	32.88'
C2	20.00'	78°27'47"	27.39'
C3	20.00'	15°44'38"	5.50'
C4	279.00'	6°10'12"	30.05'
C5	321.00'	10°01'20"	56.15'
C6	321.00'	3°40'21"	20.58'
C7	321.00'	6°20'59"	35.57'

Curve Table			
Curve #	Radius	Delta	Length
C8	20.00'	86°49'25"	30.31'
C9	20.00'	78°28'50"	27.39'
C10	20.00'	8°20'34"	2.91'
C11	321.00'	7°10'59"	40.24'
C12	279.00'	6°22'31"	31.04'
C13	300.00'	29°13'22"	15.30'
C14	30.00'	8°25'25"	4.41'



SUBDIVISION NO. 17-049.01
**POPPY KEYS SOUTHWEST
PHASE 1**

BEING ALL OF THE LANDS OF KB HOME SACRAMENTO, INC. AS DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED ON SEPTEMBER 17, 2021 AS DOCUMENT NUMBER 202109171060, O.R. AND DOCUMENT NUMBER 202109171325, O.R. SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

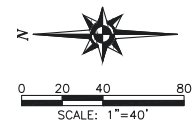
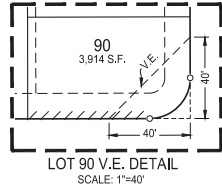
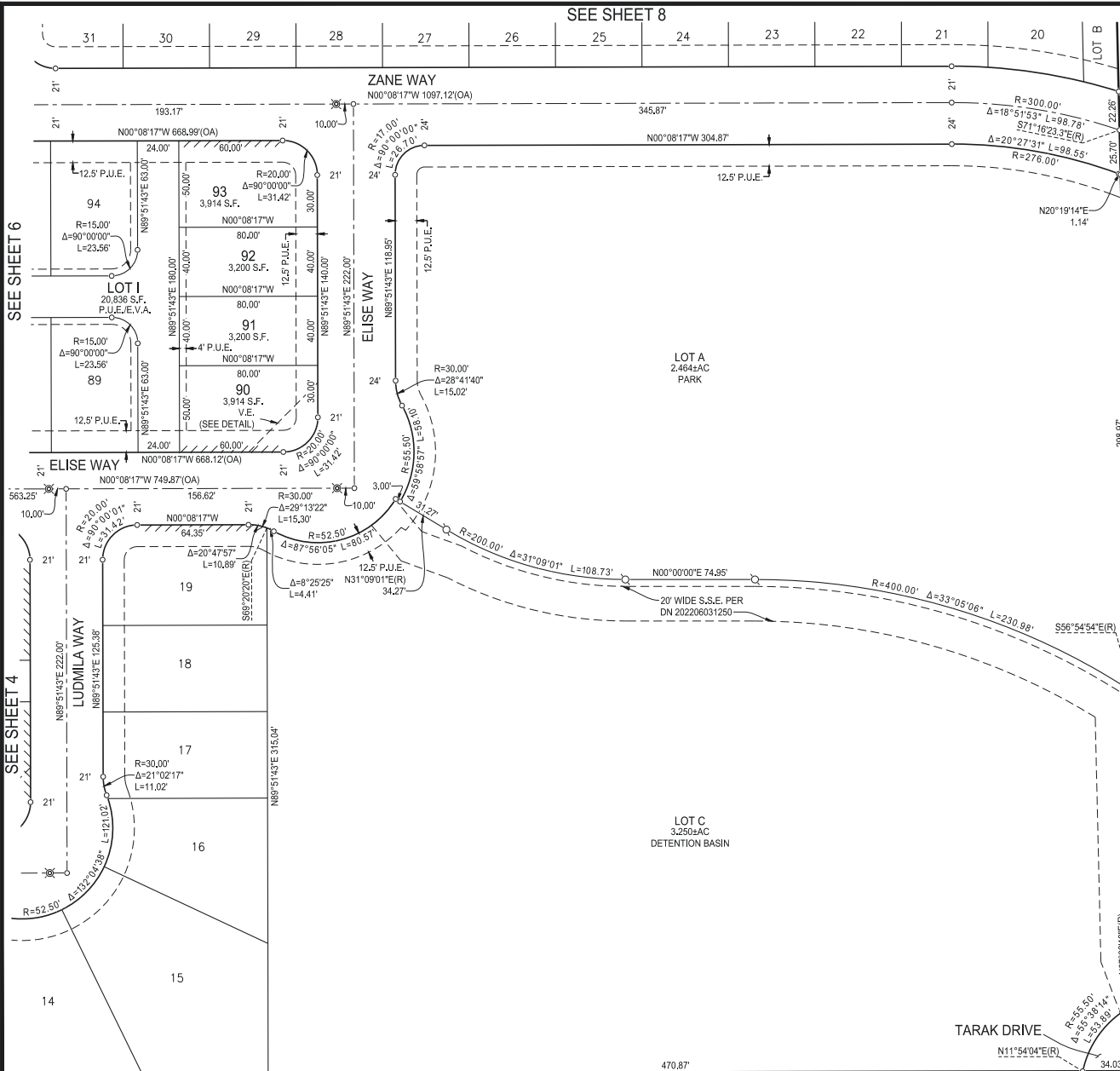
MAY 2023

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

SHEET 4 OF 10 27154.KCB

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

SEE SHEET 8



LOT 5
 SOUZA DAIRY LARGE LOT FINAL MAP
 430 B.M. 7
 LOT 3

SUBDIVISION NO. 17-049.01
**POPPY KEYS SOUTHWEST
 PHASE 1**
 BEING ALL OF THE LANDS OF KB HOME SACRAMENTO, INC. AS DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED ON SEPTEMBER 17, 2021 AS DOCUMENT NUMBER 202109171060, O.R. AND DOCUMENT NUMBER 202109171325, O.R. SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN
 CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA



MAY 2023

SHEET 5 OF 10 27154.KCB

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

LANDS OF 8310 POPPY RIDGE LLC
 DN 202108131517

FUTURE TARAK DRIVE
 R/W BY OTHERS

1105 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1188

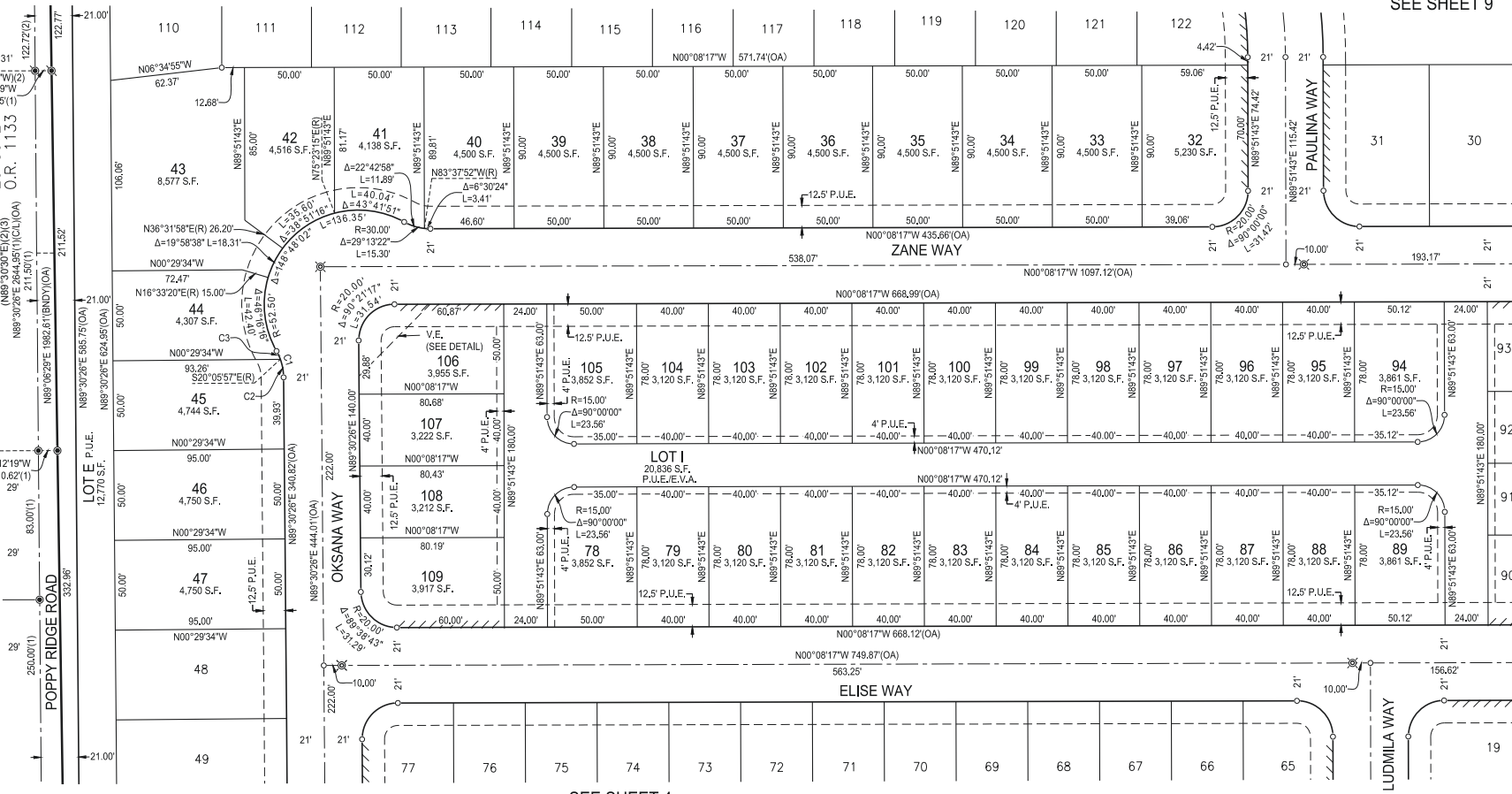
LACUNA RIDGE—
PAPPAS
380 B.M. 7

STAFFORD
20130724
O.R. 1133

IBARRA
20040609 O.R. 2404

ROBERT
WATKINS
WAY

SUN GROVE
395 B.M. 7



SEE SHEET 7

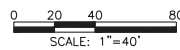
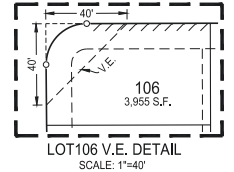
SEE SHEET 9

SEE SHEET 8

SEE SHEET 5

SEE SHEET 4

Curve Table			
Curve #	Radius	Delta	Length
C1	30.00'	29°13'22"	15.30'
C2	30.00'	19°36'23"	10.27'
C3	30.00'	9°36'59"	5.04'



SUBDIVISION NO. 17-049.01
**POPPY KEYS SOUTHWEST
PHASE 1**

BEING ALL OF THE LANDS OF KB HOME SACRAMENTO, INC. AS DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED ON SEPTEMBER 17, 2021 AS DOCUMENT NUMBER 202109171060, O.R. AND DOCUMENT NUMBER 202109171325, O.R. SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

MAY 2023



SHEET 6 OF 10 27154.KCB

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

SEE SHEET 9

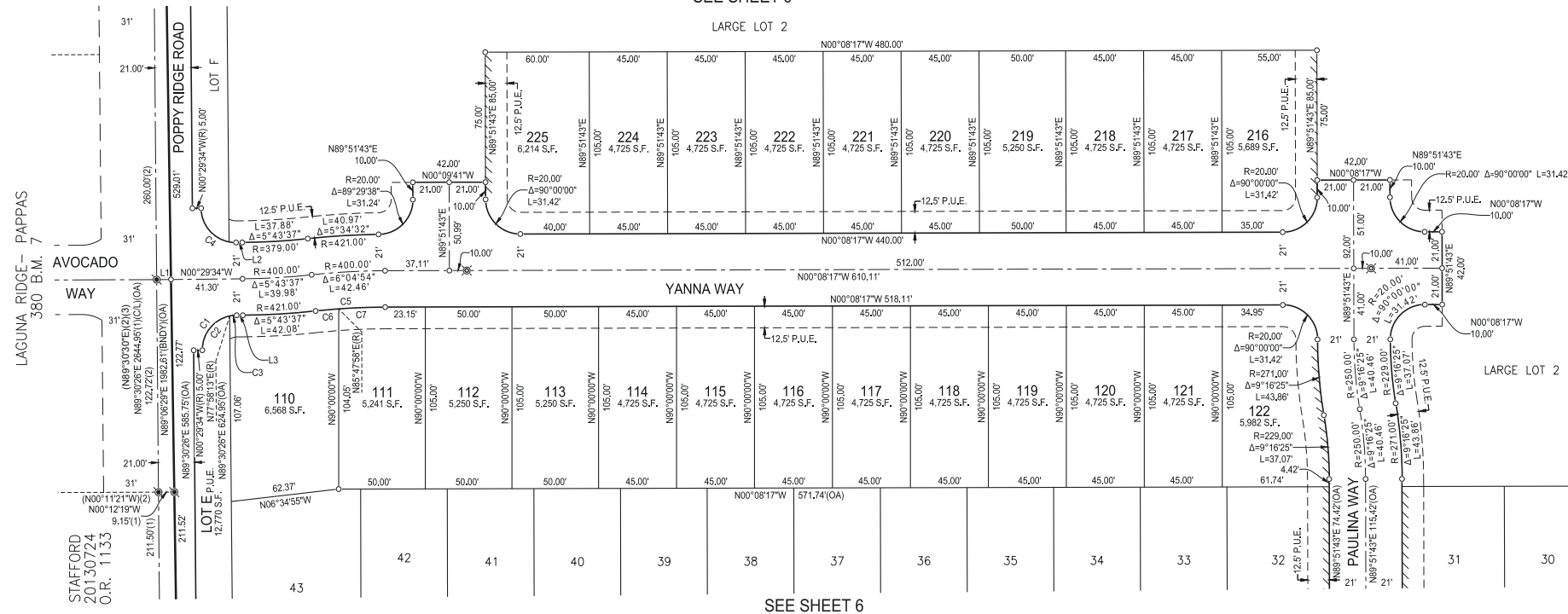
LARGE LOT 2

YANNA WAY

SEE SHEET 6

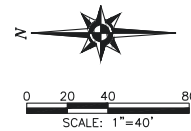
SEE SHEET 9

SEE SHEET 8



Curve Table			
Curve #	Radius	Delta	Length
C1	20.00'	90°00'00"	31.42'
C2	20.00'	78°27'47"	27.39'
C3	20.00'	11°32'13"	4.03'
C4	20.00'	90°00'00"	31.42'
C5	379.00'	6°04'54"	40.23'
C6	379.00'	2°01'09"	13.36'
C7	379.00'	4°03'45"	26.87'

Line Table		
Line #	Bearing	Length
L1	N00°29'34"W	8.30'
L2	N00°29'34"W	3.59'
L3	N00°29'34"W	3.59'



SUBDIVISION NO. 17-049.01
**POPPY KEYS SOUTHWEST
 PHASE 1**

BEING ALL OF THE LANDS OF KB HOME SACRAMENTO, INC. AS DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED ON SEPTEMBER 17, 2021 AS DOCUMENT NUMBER 202109171060, O.R. AND DOCUMENT NUMBER 202109171325, O.R., SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN
 CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

MAY 2023

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS

SHEET 7 OF 10 27154.KCB

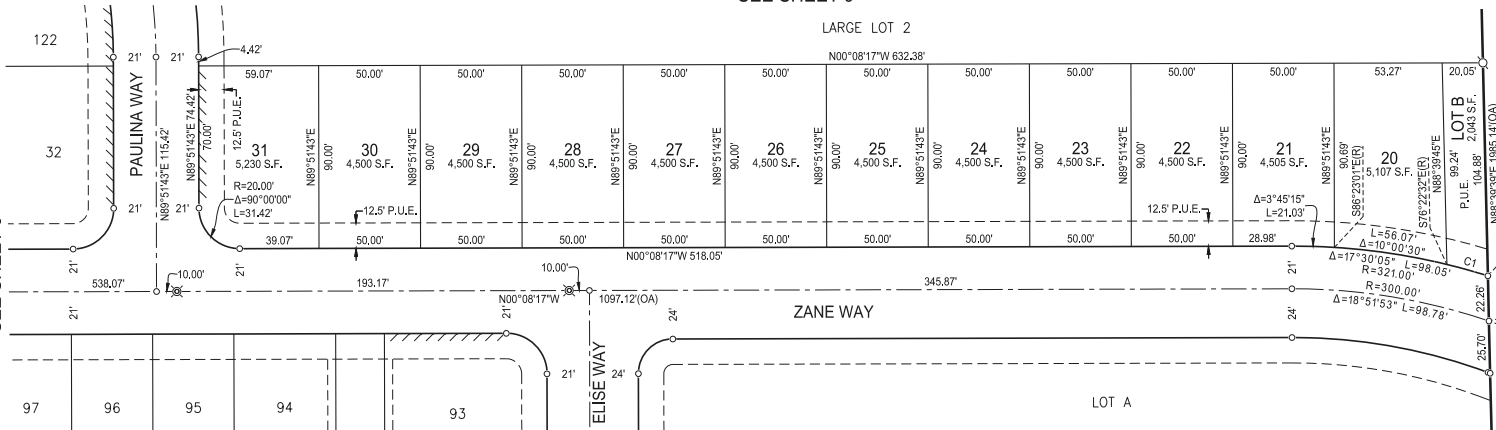
SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES

SEE SHEET 7

SEE SHEET 6

SEE SHEET 9

LARGE LOT 2



SEE SHEET 6

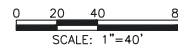
SEE SHEET 5

LOT 5

LOT 3

SOUZA DAIRY LARGE LOT FINAL MAP
430 B.M. 7

Curve Table			
Curve #	Radius	Delta	Length
C1	321.00'	3°44'20"	20.95'



SUBDIVISION NO. 17-049.01
POPPY KEYS SOUTHWEST
PHASE 1

BEING ALL OF THE LANDS OF KB HOME SACRAMENTO, INC. AS DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED ON SEPTEMBER 17, 2021 AS DOCUMENT NUMBER 202109171060, O.R. AND DOCUMENT NUMBER 202109171325, O.R. SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN
 CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

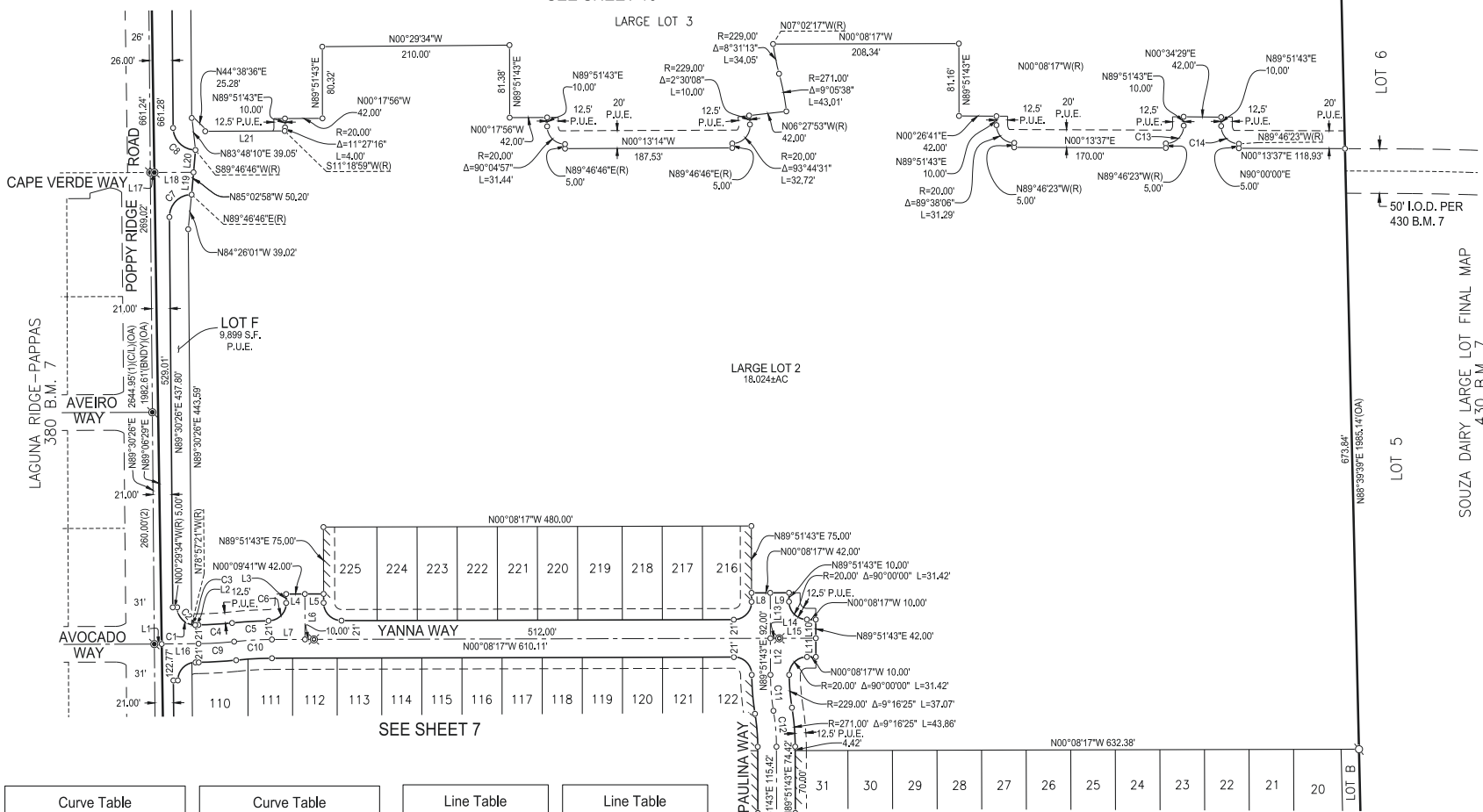
MAY 2023

Mackay & Somp
 ENGINEERS PLANNERS SURVEYORS

SHEET 8 OF 10 27154.KCB

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

SEE SHEET 10

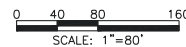


Curve Table			
Curve #	Radius	Delta	Length
C1	20.00'	90°00'00"	31.42'
C2	20.00'	78°27'47"	27.39'
C3	20.00'	11°32'13"	4.03'
C4	379.00'	5°43'37"	37.88'
C5	421.00'	5°34'32"	40.97'
C6	20.00'	89°29'38"	31.24'
C7	25.00'	90°16'20"	39.39'
C8	25.00'	89°43'40"	39.15'
C9	400.00'	5°43'37"	39.98'
C10	400.00'	6°04'54"	42.46'

Curve Table			
Curve #	Radius	Delta	Length
C11	250.00'	9°16'25"	40.46'
C12	250.00'	9°16'25"	40.46'
C13	20.00'	90°21'54"	31.54'
C14	20.00'	89°38'06"	31.29'

Line Table		
Line #	Bearing	Length
L1	N00°29'34"W	8.30'
L2	N00°29'34"W	3.59'
L3	N89°51'43"E	10.00'
L4	N00°09'41"W	21.00'
L5	N00°09'41"W	21.00'
L6	N89°51'43"E	50.99'
L7	N00°08'17"W	37.11'
L8	N00°08'17"W	21.00'
L9	N00°08'17"W	21.00'
L10	N89°51'43"E	21.00'
L11	N89°51'43"E	21.00'

Line Table		
Line #	Bearing	Length
L12	N89°51'43"E	41.00'
L13	N89°51'43"E	51.00'
L14	N00°08'17"W	10.00'
L15	N00°08'17"W	41.00'
L16	N00°29'34"W	41.30'
L17	N00°13'14"W	4.61'
L18	N00°13'14"W	43.89'
L19	N85°02'58"W	25.10'
L20	N85°02'58"W	25.10'
L21	N00°13'14"W	86.30'



SEE SHEET 8

SUBDIVISION NO. 17-049.01
**POPPY KEYS SOUTHWEST
 PHASE 1**

BEING ALL OF THE LANDS OF KB HOME SACRAMENTO, INC. AS DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED ON SEPTEMBER 17, 2021 AS DOCUMENT NUMBER 202109171060, O.R. AND DOCUMENT NUMBER 202109171325, O.R. SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

MAY 2023

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS

SHEET 9 OF 10 27154.KCB

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

ELK GROVE UNIFIED SCHOOL DISTRICT DN 202104021008

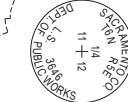
FOUND 1-1/2" IRON PIPE IN CONCRETE STAMPED "LS 2651" PER (1) ACCEPTED AS THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11

TAYLOR MORRISON OF CALIFORNIA LLC DN 202201061118

N00°14'08"W 1330.72(1)(2)(3) 1304.72'

LOT 8

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



640.15' N88°39'39"E 1985.14'(CA)

LOT 6

SOUZA DAIRY LARGE LOT FINAL MAP 430 B.M. 7

50' I.O.D. PER 430 B.M. 7

LOT 5

CITY OF ELK GROVE 20171106 O.R. 0784

POPPLY RIDGE ROAD

LOT G 12,881 S.F. P.U.E.

LARGE LOT 3 17,517±AC

LARGE LOT 2

SEE SHEET 9

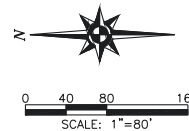
R/W EASEMENT PER 109 DEEDS 215

CAPE VERDE WAY

LAGUNA RIDGE - PAPPAS 380 B.M. 7

Line Table		
Line #	Bearing	Length
L1	N00°13'14"W	4.61'
L2	N00°13'14"W	43.89'
L3	N85°02'58"W	25.10'
L4	N85°02'58"W	25.10'
L5	N00°13'14"W	86.30'

Curve Table			
Curve #	Radius	Delta	Length
C1	25.00'	89°43'40"	39.15'



SUBDIVISION NO. 17-049.01
POPPLY KEYS SOUTHWEST
PHASE 1

BEING ALL OF THE LANDS OF KB HOME SACRAMENTO, INC. AS DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED ON SEPTEMBER 17, 2021 AS DOCUMENT NUMBER 202109171060, O.R. AND DOCUMENT NUMBER 202109171325, O.R., SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

MAY 2023

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS

SHEET 10 OF 10 27154.KCB

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

EXHIBIT B

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP OF SUBDIVISION NO. 17-049.02, POPPY KEYS SOUTHWEST PHASE 2 AND OFFER 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 N, O, AND J 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 AL MERAZ DRIVE, PAULINA WAY, GARMONT WAY, MARISOL WAY, AND RAMY CIRCLE, WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

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 J, N AND O AND THOSE STRIPS OF LAND LYING ADJACENT TO THE PUBLIC CIRCLE, DRIVE AND WAYS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.), THE CITY OF ELK GROVE, IN ITS SOLE DISCRETION, SHALL MAKE THE FINAL DETERMINATION AS TO WHERE THE PUBLIC UTILITIES WILL LOCATE INITIALLY SO THAT SUCH LOCATION SHALL NOT CONFLICT WITH THE CITY'S PUBLIC FACILITIES. PUBLIC UTILITIES SHALL RECEIVE APPROVAL OF THEIR JOINT TRENCH LOCATION AND DESIGN PRIOR TO LOCATING IN LOTS.

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 FOOT WIDE (11') 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.).

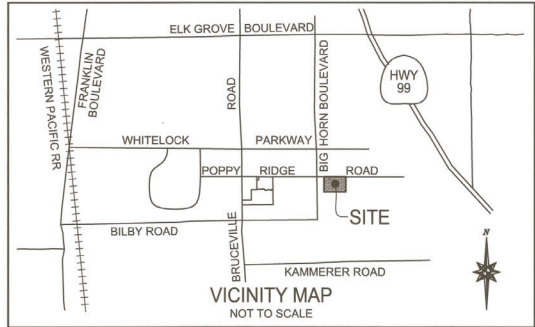
THE FOLLOWING IS A DEDICATION OF ACCESS RIGHTS: THE EXCLUSIVE RIGHT OF VEHICULAR INGRESS AND/OR EGRESS IS GRANTED TO THE CITY OF ELK GROVE ACROSS THE LOT LINES SHOWN HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHT LINE." (N/I)

KB HOME SACRAMENTO, INC., A CALIFORNIA CORPORATION

BY: 
 NAME: LEO PANTOJA
 TITLE: VICE PRESIDENT, PLANNING

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHLE & ASSOCIATES, DATED MAY 7, 2014, FILE NO. WKA NO. 10027.02. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 17-049.02, POPPY KEYS SOUTHWEST PHASE 2 AND FIND IT TO BE TECHNICALLY CORRECT.



JOCELYN L. LIMAS
 L.S. NO. 9596
 EXPIRATION DATE: 03-31-2025

DATE: _____

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 THE BIG HORN RBVP, LP IN MARCH 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 DECEMBER 31, 2024; 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 18.024± ACRES, CONSISTING OF 108 RESIDENTIAL LOTS TOTALING 13.177± ACRES, 3 LANDSCAPE LOTS TOTALING 0.412± ACRES, AND STREET RIGHT-OF-WAY TOTALING 4.434± ACRES.

MACKAY & SOMPS CIVIL ENGINEERS, INC.




 PEDRO JARQUIN
 P.L.S. 8268 EXP. 12-31-2023

DATE: 5/25/23

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 17-049.02, POPPY KEYS SOUTHWEST PHASE 2 AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON JANUARY 27, 2021 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. 17-049.02, POPPY KEYS SOUTHWEST PHASE 2, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, AL MERAZ DRIVE, PAULINA WAY, GARMONT WAY, MARISOL WAY, AND RAMY CIRCLE FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS, PEDESTRIAN EASEMENTS AND VISIBILITY EASEMENTS, ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS, AND CONSENTED TO THE IRREVOCABLE OFFER OF DEDICATION IN FEE SIMPLE, ALL AS OFFERED HEREON.



JASON LINDGREN, CITY CLERK
 CITY OF ELK GROVE, CALIFORNIA

DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2023, 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: _____ FEE: \$ _____
 DEPUTY

SUBDIVISION NO. 17-049.02 POPPY KEYS SOUTHWEST PHASE 2

BEING ALL OF LARGE LOT 2 OF THAT FINAL MAP "SUBDIVISION MAP NO. 17-049, POPPY KEYS SOUTHWEST, PHASE 1", FILED FOR RECORD IN BOOK _____ OF MAPS AT PAGE _____, SACRAMENTO COUNTY RECORDS, SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA



MAY 2023

1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95679 (916) 775-1199 SHEET 1 OF 7 27154.KCB

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 Placer

ON May 26th, 2023 BEFORE ME, Tiffany Reder, A NOTARY PUBLIC

PERSONALLY APPEARED Leo Pantolo 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.

Tiffany Reder Tiffany Reder
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: 04/23rd, 2023 MY COMMISSION NUMBER: 23791019

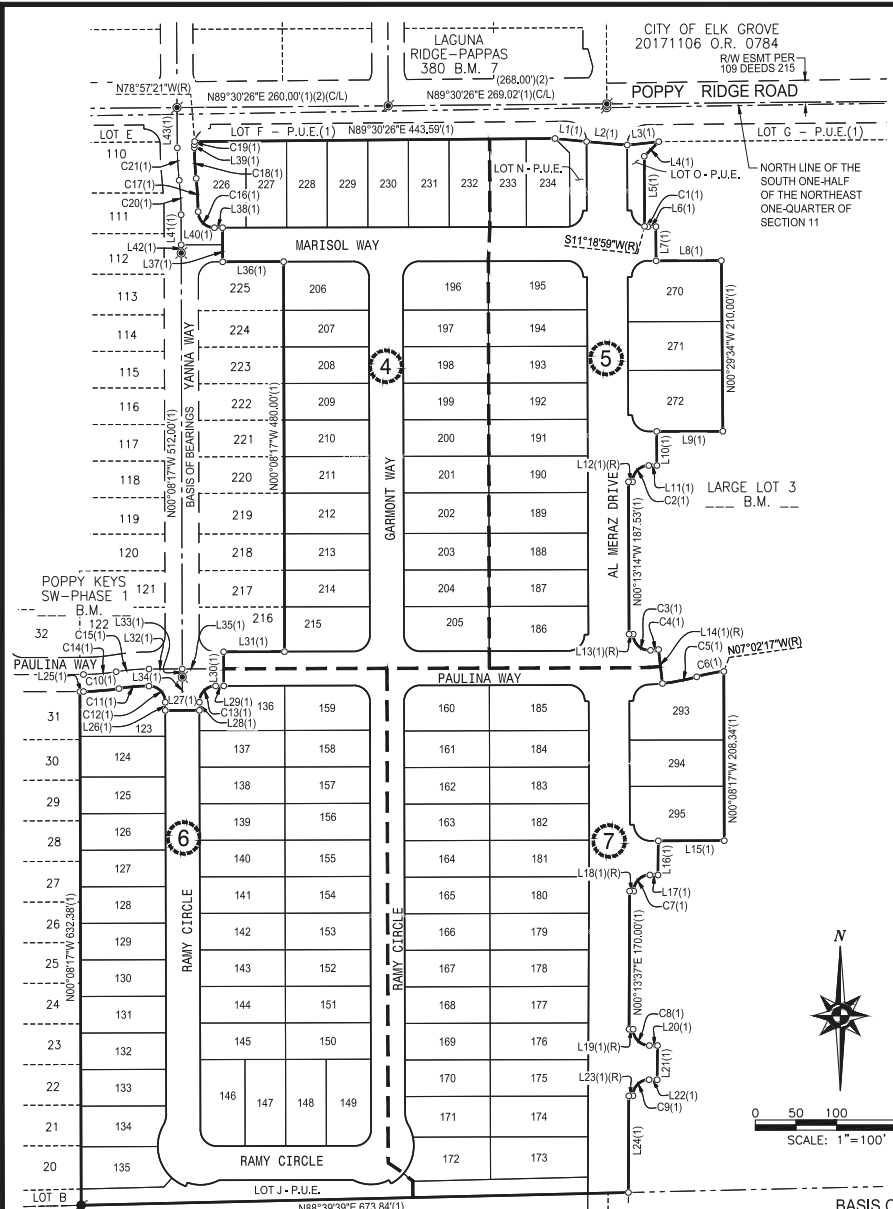
SUBDIVISION NO. 17-049.02
POPPY KEYS SOUTHWEST
PHASE 2

BEING ALL OF LARGE LOT 2 OF THAT FINAL MAP "SUBDIVISION MAP NO. 17-049, POPPY KEYS SOUTHWEST, PHASE 1", FILED FOR RECORD IN BOOK _____ OF MAPS AT PAGE _____, SACRAMENTO COUNTY RECORDS, SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

MAY 2023

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

SHEET 2 OF 7 27154.KCB



Line #	Bearing	Length
L1	N84°26'01"W	39.02'
L2	N85°02'58"W	50.20'
L3	N83°48'10"E	39.05'
L4	N44°38'36"E	25.28'
L5	N00°13'14"W	86.30'
L6	N89°51'43"E	10.00'
L7	N00°17'56"W	42.00'
L8	N89°51'43"E	80.32'
L9	N89°51'43"E	81.38'
L10	N00°17'56"W	42.00'
L11	N89°51'43"E	10.00'
L12	N89°46'46"E	5.00'
L13	N89°46'46"E	5.00'
L14	N06°27'53"W	42.00'
L15	N89°51'43"E	81.16'
L16	N00°26'41"E	42.00'
L17	N89°51'43"E	10.00'
L18	N89°46'23"W	5.00'
L19	N89°46'23"W	5.00'
L20	N89°51'43"E	10.00'
L21	N00°34'29"E	42.00'
L22	N89°51'43"E	10.00'

Line #	Bearing	Length
L23	N90°00'00"W	5.00'
L24	N00°13'37"E	118.93'
L25	N89°51'43"E	4.42'
L26	N00°08'17"W	10.00'
L27	N89°51'43"E	42.00'
L28	N00°08'17"W	10.00'
L29	N89°51'43"E	10.00'
L30	N00°08'17"W	42.00'
L31	N89°51'43"E	75.00'
L32	N89°51'43"E	41.00'
L33	N00°08'17"W	10.00'
L34	N00°08'17"W	41.00'
L35	N89°51'43"E	51.00'
L36	N89°51'43"E	75.00'
L37	N00°09'41"W	42.00'
L38	N89°51'43"E	10.00'
L39	N00°29'34"W	3.58'
L40	N89°51'43"E	50.99'
L41	N00°08'17"W	37.11'
L42	N00°08'17"W	10.00'
L43	N00°29'34"W	49.60'

Curve #	Radius	Delta	Length
C1	20.00'	11°27'16"	4.00'
C2	20.00'	90°04'57"	31.44'
C3	20.00'	93°44'31"	32.72'
C4	229.00'	2°30'08"	10.00'
C5	271.00'	9°05'38"	43.01'
C6	229.00'	8°31'13"	34.05'
C7	20.00'	89°38'06"	31.29'
C8	20.00'	90°21'54"	31.54'
C9	20.00'	89°38'06"	31.29'
C10	271.00'	9°16'25"	43.86'
C11	229.00'	9°16'25"	37.07'

Curve #	Radius	Delta	Length
C12	20.00'	90°00'00"	31.42'
C13	20.00'	90°00'00"	31.42'
C14	250.00'	9°16'25"	40.46'
C15	250.00'	9°16'25"	40.46'
C16	20.00'	89°29'38"	31.24'
C17	421.00'	5°34'32"	40.97'
C18	379.00'	5°43'37"	37.88'
C19	20.00'	11°32'13"	4.03'
C20	400.00'	6°04'54"	42.46'
C21	400.00'	5°43'37"	39.98'



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF YANNA WAY AS SHOWN ON THAT CERTAIN MAP TITLED "SUBDIVISION NO. 17-049, POPPY KEYS SOUTHWEST, PHASE 1" FILED FOR RECORD ON _____ IN BOOK _____ OF MAPS AT PAGE _____ SACRAMENTO COUNTY RECORDS, HAVING A BEARING OF NORTH 00°08'17" WEST.

REFERENCES

- (1) _____ B.M.
- (2) 380 B.M. 7
- (3) 430 B.M. 7

NOTES

1. ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF AND ARE GROUND DISTANCES. 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 8268".
 - 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 8.00 FEET FROM THE CORNER
3. AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTINUE IN PERPETUITY. SUBJECT TO THE PROVISIONS OF THE CITY'S ADOPTED RIGHT-TO-FARM ORDINANCE. A "DISCLOSURE STATEMENT" WILL BE PROVIDED TO ALL POTENTIAL BUYERS PRIOR TO THE SALE OF THE LOTS.
4. EACH LOT SHALL HAVE ONE DRIVEWAY. ADDITIONAL DRIVEWAYS REQUIRE APPROVAL FROM PUBLIC WORKS.

LEGEND

- FOUND 5/8" REBAR AND PLASTIC CAP STAMPED "LS 8268" TO BE SET PER (1)
- ⊙ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 6815" PER (2)
- ⊗ STANDARD CITY OF ELK GROVE MONUMENT WELL STAMPED "LS 8268" TO BE SET PER (1)
- ⊙ SET STANDARD CITY OF ELK GROVE MONUMENT WELL STAMPED "LS 8268"
- DIMENSION POINT
- AC ACRES
- B.M. BOOK OF MAPS
- C/L CENTERLINE
- DN DOCUMENT NUMBER
- ESMT EASEMENT
- (OA) OVERALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.E. PEDESTRIAN EASEMENT
- P.M. PARCEL MAPS
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- V.E. VISIBILITY EASEMENT
- ////// NO INGRESS OR EGRESS RIGHTS
- () RECORD DATA PER REFERENCE
- ⊗ SHEET INDEX

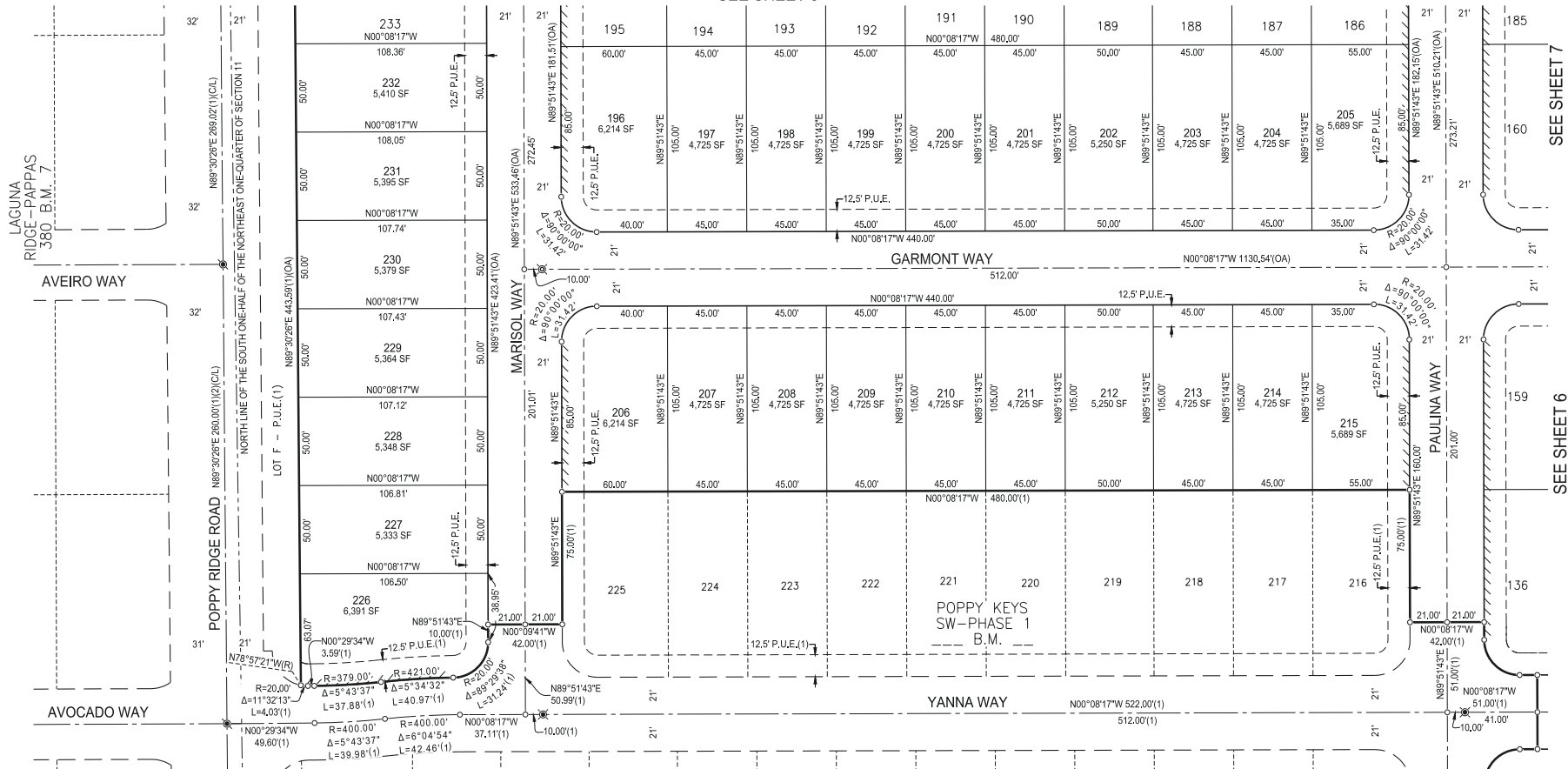
**SUBDIVISION NO. 17-049.02
POPPY KEYS SOUTHWEST
PHASE 2**

BEING ALL OF LARGE LOT 2 OF THAT FINAL MAP "SUBDIVISION MAP NO. 17-049, POPPY KEYS SOUTHWEST, PHASE 1", FILED FOR RECORD IN BOOK _____ OF MAPS AT PAGE _____ SACRAMENTO COUNTY RECORDS, SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA



MAY 2023
SHEET 3 OF 7 27154.KCB

SEE SHEET 5



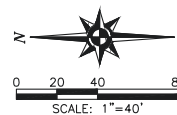
SEE SHEET 7

SEE SHEET 6

SUBDIVISION NO. 17-049.02

POPPY KEYS SOUTHWEST PHASE 2

BEING ALL OF LARGE LOT 2 OF THAT FINAL MAP "SUBDIVISION MAP NO. 17-049, POPPY KEYS SOUTHWEST, PHASE 1", FILED FOR RECORD IN BOOK _____ OF MAPS AT PAGE _____ SACRAMENTO COUNTY RECORDS, SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA



MAY 2023

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

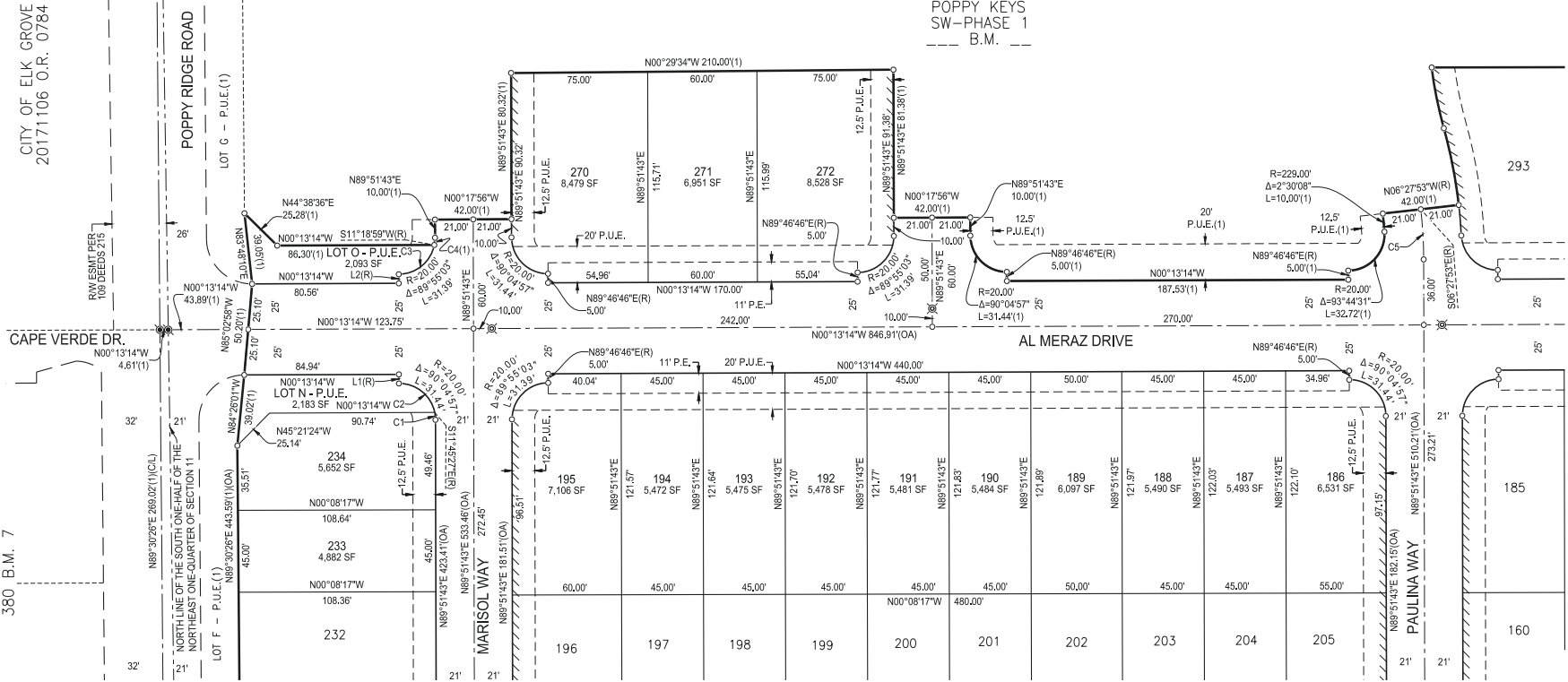
SHEET 4 OF 7 27154.KCB

SEE SHEET 3 FOR BASIS OF BEARING, LEGEND, NOTES AND REFERENCES

CITY OF ELK GROVE
20171106 O.R. 0784

LAGUNA
RIDGE-PAPPAS
380 B.M. 7

LARGE LOT 3
POPPY KEYS
SW-PHASE 1
B.M.

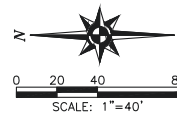


SEE SHEET 4

SEE SHEET 7

Line Table		
Line #	Bearing	Length
L1	N89°46'46"E	5.00'
L2	N89°46'46"E	5.00'

Curve Table			
Curve #	Radius	Delta	Length
C1	20.00'	11°37'10"	4.06'
C2	20.00'	78°27'47"	27.39'
C3	20.00'	78°27'47"	27.39'
C4	20.00'	11°27'16"	4.00'
C5	250.00'	6°19'36"	27.61'



SUBDIVISION NO. 17-049.02
**POPPY KEYS SOUTHWEST
PHASE 2**

BEING ALL OF LARGE LOT 2 OF THAT FINAL MAP "SUBDIVISION MAP NO. 17-049, POPPY KEYS SOUTHWEST, PHASE 1", FILED FOR RECORD IN BOOK _____ OF MAPS AT PAGE _____ SACRAMENTO COUNTY RECORDS, SITUATE IN SECTION 11, TOWNSHIP 6

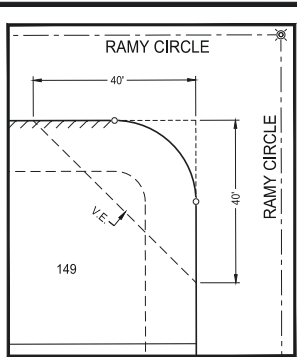
NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

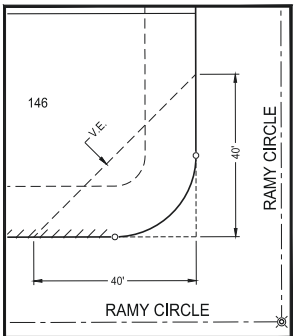
MAY 2023

SHEET 5 OF 7 27154.KCB

SEE SHEET 3 FOR BASIS OF BEARING, LEGEND, NOTES AND REFERENCES

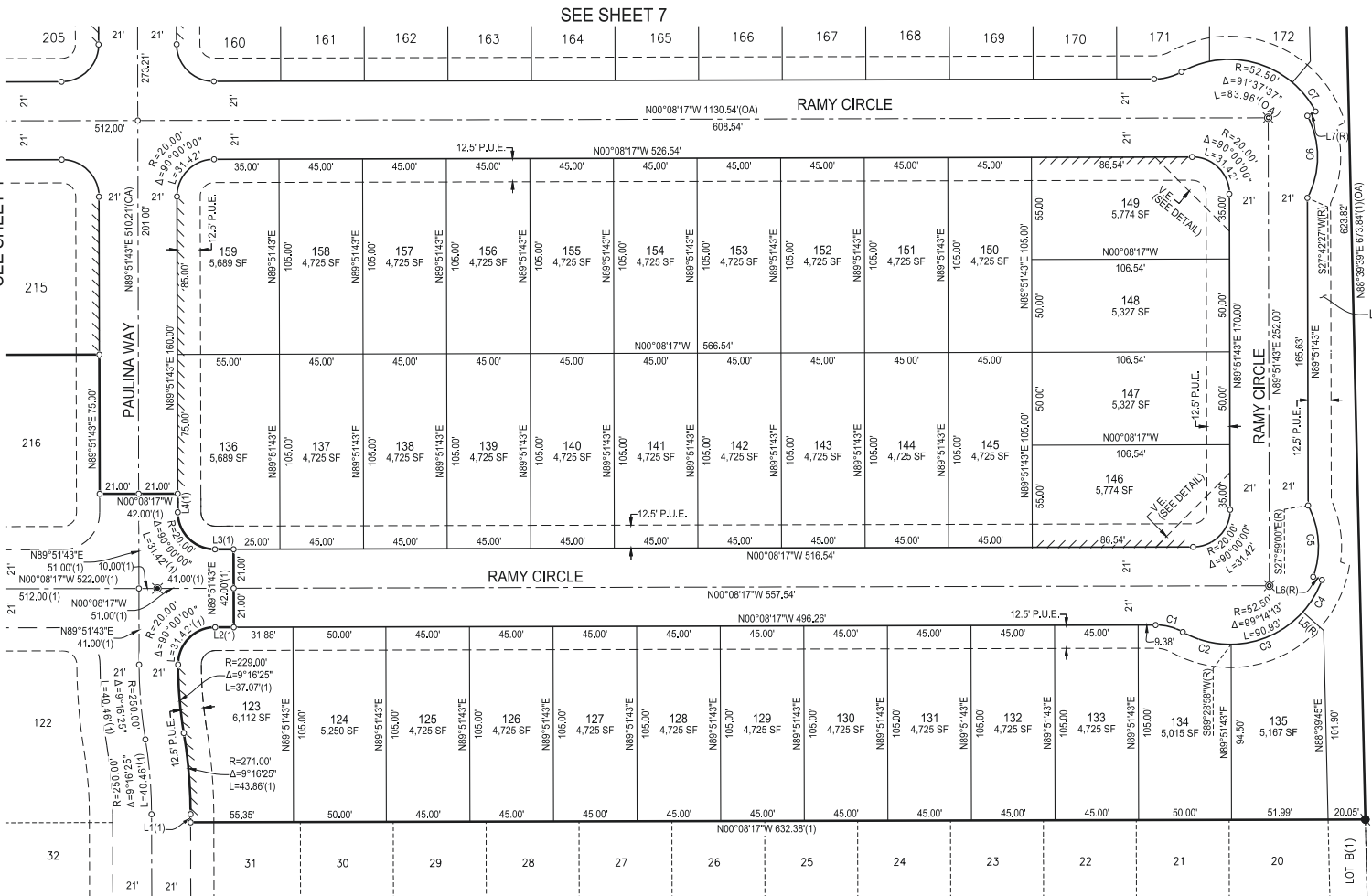


LOT 149 V.E. DETAIL
SCALE: 1"=20'



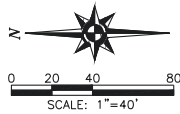
LOT 146 V.E. DETAIL
SCALE: 1"=20'

POPPY KEYS
SW-PHASE 1
B.M.



Line #	Bearing	Length
L1	N89°51'43"E	4.42'
L2	N00°08'17"W	10.00'
L3	N00°08'17"W	10.00'
L4	N89°51'43"E	10.00'
L5	N41°48'33"E	15.00'
L6	N19°50'53"E	5.00'
L7	N27°44'02"W	5.00'

Curve #	Radius	Delta	Length
C1	30.00'	29°13'22"	15.30'
C2	52.50'	29°36'07"	27.12'
C3	52.50'	47°40'25"	43.68'
C4	52.50'	21°57'40"	20.12'
C5	47.50'	47°49'53"	39.65'
C6	47.50'	55°26'29"	45.96'
C7	52.50'	21°57'40"	20.12'



POPPY KEYS
SW-PHASE 1
B.M.

SUBDIVISION NO. 17-049.02
**POPPY KEYS SOUTHWEST
PHASE 2**

BEING ALL OF LARGE LOT 2 OF THAT FINAL MAP "SUBDIVISION MAP NO. 17-049, POPPY KEYS SOUTHWEST, PHASE 1", FILED FOR RECORD IN BOOK _____ OF MAPS AT PAGE _____ SACRAMENTO COUNTY RECORDS, SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

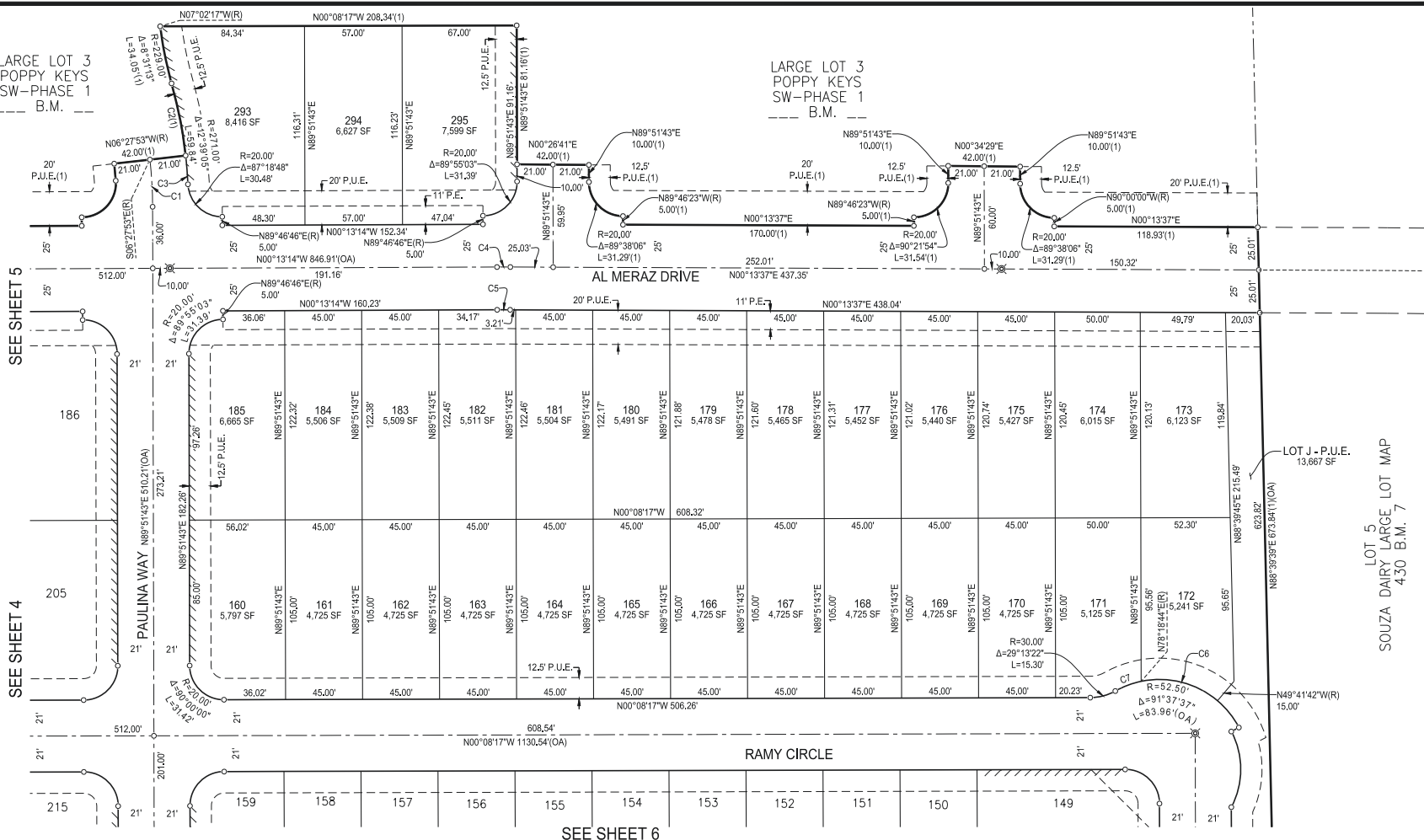
MAY 2023
SHEET 6 OF 7 27154.KCB

SEE SHEET 3 FOR BASIS OF BEARING, LEGEND, NOTES AND REFERENCES

LOT 5
SOUZA DAIRY LARGE LOT MAP
4.30 B.M. 7

LARGE LOT 3
POPPY KEYS
SW-PHASE 1
--- B.M. ---

LARGE LOT 3
POPPY KEYS
SW-PHASE 1
--- B.M. ---



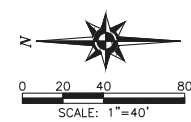
SEE SHEET 5

SEE SHEET 4

SEE SHEET 6

LOT 5
SOUZA DAIRY LARGE LOT MAP
430 B.M. 7

Curve Table			
Curve #	Radius	Delta	Length
C1	250.00'	6°19'36"	27.61'
C2	271.00'	9°05'38"	43.01'
C3	271.00'	3°33'27"	16.83'
C4	1000.00'	0°26'51"	7.81'
C5	975.00'	0°26'51"	7.81'
C6	52.50'	51°59'34"	47.64'
C7	52.50'	17°40'23"	16.19'



SUBDIVISION NO. 17-049.02
**POPPY KEYS SOUTHWEST
PHASE 2**

BEING ALL OF LARGE LOT 2 OF THAT FINAL MAP "SUBDIVISION MAP NO. 17-049, POPPY KEYS SOUTHWEST, PHASE 1", FILED FOR RECORD IN BOOK _____ OF MAPS AT PAGE _____ SACRAMENTO COUNTY RECORDS, SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

MAY 2023

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

SHEET 7 OF 7 27154.KCB

SEE SHEET 3 FOR BASIS OF BEARING, LEGEND, NOTES AND REFERENCES

EXHIBIT C

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP OF SUBDIVISION NO. 17-049.03, POPPY KEYS SOUTHWEST PHASE 3 AND OFFER 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 K AND M 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 PAULINA WAY, KISSA CIRCLE, GINZBURG WAY, AND MARILEX WAY, WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

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 K AND M AND THOSE STRIPS OF LAND LYING ADJACENT TO THE PUBLIC CIRCLE AND WAYS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.). THE CITY OF ELK GROVE, IN ITS SOLE DISCRETION, SHALL MAKE THE FINAL DETERMINATION AS TO WHERE THE PUBLIC UTILITIES WILL LOCATE INITIALLY SO THAT SUCH LOCATION SHALL NOT CONFLICT WITH THE CITY'S PUBLIC FACILITIES. PUBLIC UTILITIES SHALL RECEIVE APPROVAL OF THEIR JOINT TRENCH LOCATION AND DESIGN PRIOR TO LOCATING IN LOTS.

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 FOOT WIDE (11') 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.).

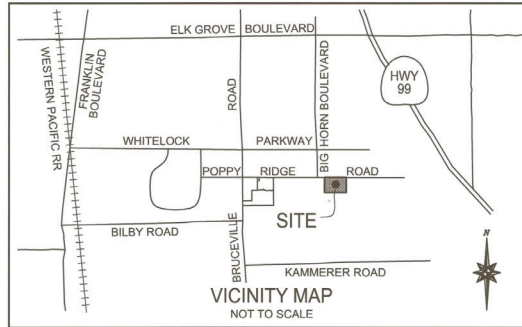
THE FOLLOWING IS A DEDICATION OF ACCESS RIGHTS: THE EXCLUSIVE RIGHT OF VEHICULAR INGRESS AND/OR EGRESS IS GRANTED TO THE CITY OF ELK GROVE ACROSS THE LOT LINES SHOWN HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHT LINE." (N/I)

KB HOME SACRAMENTO, INC., A CALIFORNIA CORPORATION

BY: 
 NAME: LEO PANTOJA
 TITLE: VICE PRESIDENT, PLANNING

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHLE & ASSOCIATES, DATED MAY 7, 2014, FILE NO. WKA NO. 10027.02. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 17-049.03, POPPY KEYS SOUTHWEST PHASE 3 AND FIND IT TO BE TECHNICALLY CORRECT.



JOCELYN L. LIMAS
 L.S. NO. 9596
 EXPIRATION DATE: 03-31-2025

DATE: _____

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 THE BIG HORN RBVP, LP IN MARCH 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 DECEMBER 31, 2024; 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 17.517± ACRES, CONSISTING OF 84 RESIDENTIAL LOTS TOTALING 12.271± ACRES, 2 LANDSCAPE LOTS TOTALING 1.193± ACRES, 1 PARK LOT TOTALING 1.122± ACRES, AND STREET RIGHT-OF-WAY TOTALING 2.93± ACRES.

MACKAY & SOMPS CIVIL ENGINEERS, INC.



PEDRO JARQUIN
 P.L.S. 8268 EXP. 12-31-2023

DATE: 5/25/23

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 17-049.03, POPPY KEYS SOUTHWEST PHASE 3 AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON JANUARY 27, 2021 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. 17-049.03, POPPY KEYS SOUTHWEST PHASE 3, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, PAULINA WAY, KISSA CIRCLE, GINZBURG WAY, AND MARILEX WAY FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS, PEDESTRIAN EASEMENTS AND VISIBILITY EASEMENTS, ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS, AND CONSENTED TO THE IRREVOCABLE OFFER OF DEDICATION IN FEE SIMPLE, ALL AS OFFERED HEREON, AND DID CERTIFY THE ABANDONMENT OF THE EASEMENT LISTED IN NOTE 8, ON SHEET 3 AND NOT SHOWN HEREON.



JASON LINDGREN, CITY CLERK
 CITY OF ELK GROVE, CALIFORNIA

DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2023, 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. 17-049.03 POPPY KEYS SOUTHWEST PHASE 3

BEING ALL OF LARGE LOT 3 OF THAT FINAL MAP "SUBDIVISION MAP NO. 17-049, POPPY KEYS SOUTHWEST, PHASE 1", FILED FOR RECORD IN BOOK _____ OF MAPS AT PAGE _____ SACRAMENTO COUNTY RECORDS, SITUATE IN SECTION 11, TOWNSHIP 6

NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN
 CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA



MAY 2023

SHEET 1 OF 6 27154.KCB

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 Placer

ON May 26th, 2023 BEFORE ME, Tiffany Reder, A NOTARY PUBLIC

PERSONALLY APPEARED Leo Portiva 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 HIS/HE/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.

Tiffany Reder SIGNATURE Tiffany Reder PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: Oct 23rd, 2025 MY COMMISSION NUMBER: 23791609

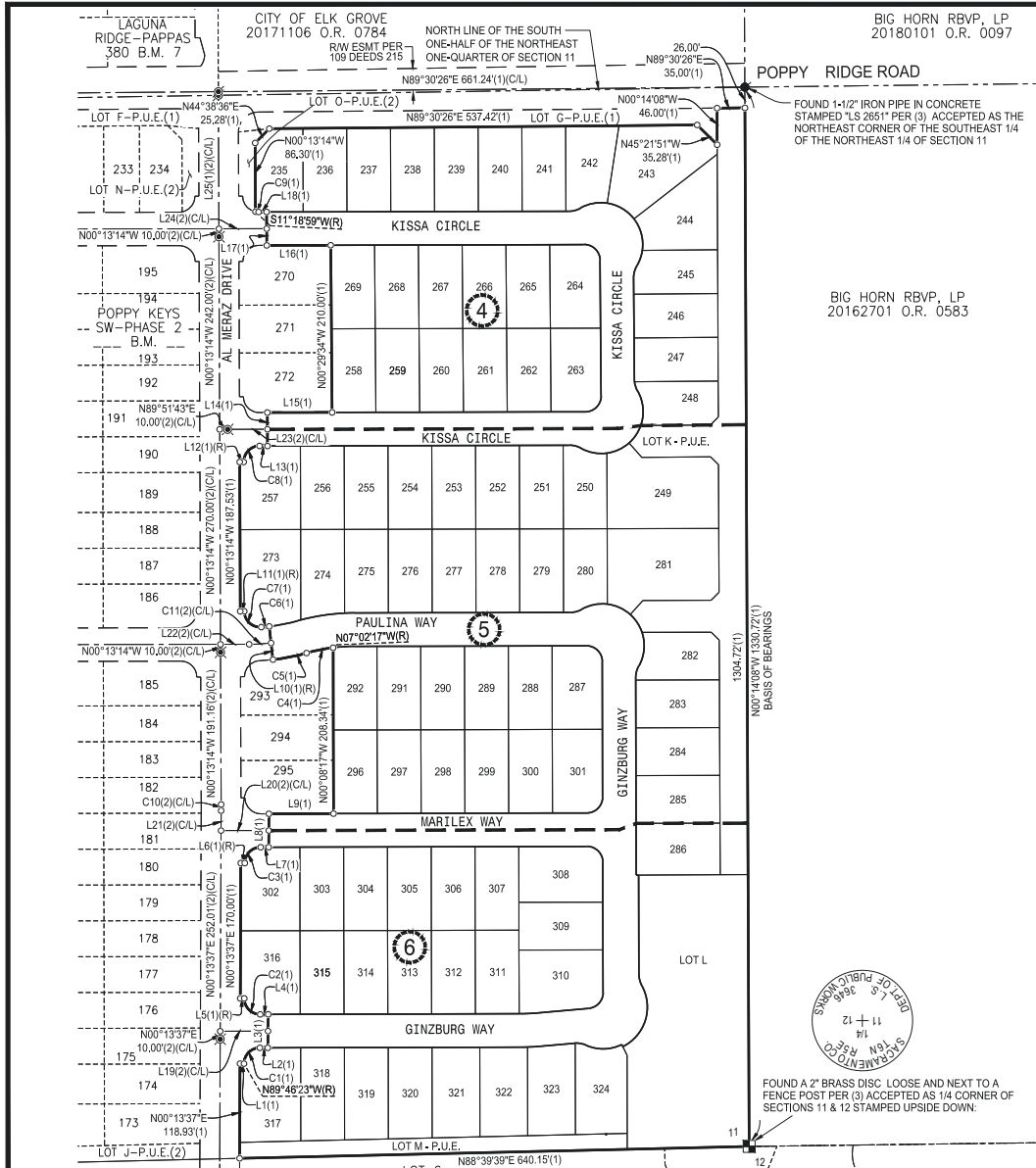
SUBDIVISION NO. 17-049.03
POPPY KEYS SOUTHWEST
PHASE 3

BEING ALL OF LARGE LOT 3 OF THAT FINAL MAP "SUBDIVISION MAP NO. 17-049, POPPY KEYS SOUTHWEST, PHASE 1", FILED FOR RECORD IN BOOK _____ OF MAPS AT PAGE _____, SACRAMENTO COUNTY RECORDS, SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

MAY 2023

Mackay & Soms
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

SHEET 2 OF 6 27154.KCB



Line #	Bearing	Length
L1	N90°00'00"W	5.00'
L2	N89°51'43"E	10.00'
L3	N00°34'29"E	42.00'
L4	N89°51'43"E	10.00'
L5	N89°46'23"W	5.00'
L6	N89°46'23"W	5.00'
L7	N89°51'43"E	10.00'
L8	N00°26'41"E	42.00'
L9	N89°46'23"W	5.00'
L10	N06°27'53"W	42.00'
L11	N89°46'46"E	5.00'
L12	N89°46'46"E	5.00'
L13	N89°51'43"E	10.00'

Line #	Bearing	Length
L14	N00°17'56"W	42.00'
L15	N89°51'43"E	81.38'
L16	N89°51'43"E	80.32'
L17	N00°17'56"W	42.00'
L18	N89°51'43"E	10.00'
L19	N89°51'43"E	60.00'
L20	N89°51'43"E	59.95'
L21	N00°13'37"E	25.03'
L22	N89°51'43"E	36.00'
L23	N89°51'43"E	50.00'
L24	N89°51'43"E	60.00'
L25	N00°13'14"W	167.64'

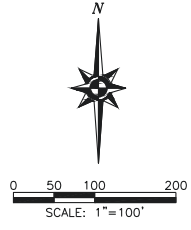
Curve #	Radius	Delta	Length
C1	20.00'	89°38'06"	31.29'
C2	20.00'	90°21'54"	31.54'
C3	20.00'	89°38'06"	31.29'
C4	229.00'	8°31'13"	34.05'
C5	271.00'	9°05'38"	43.01'
C6	229.00'	2°30'08"	10.00'
C7	20.00'	93°44'31"	32.72'
C8	20.00'	90°04'57"	31.44'
C9	20.00'	11°27'16"	4.00'
C10	1000.00'	0°26'51"	7.81'
C11	250.00'	6°19'36"	27.61'

NOTES

- ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF AND ARE GROUND DISTANCES. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
- ALL RESIDENTIAL FRONT LOT CORNERS WILL BE SET WITH A 1" DIAMETER BRASS DISC STAMPED "LS 8268".
 - ADJACENT TO ATTACHED SIDEWALK - ON A 1.00 FOOT PROJECTION OF THE SIDE LOT LINE IN THE SIDEWALK
 - ADJACENT TO DETACHED SIDEWALK - ON THE SIDE LOT LINE IN THE SIDEWALK, OFFSET 8.00 FEET FROM THE CORNER
- AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTINUE IN PERPETUITY, SUBJECT TO THE PROVISIONS OF THE CITY'S ADOPTED RIGHT-TO-FARM ORDINANCE. A DISCLOSURE STATEMENT WILL BE PROVIDED TO ALL POTENTIAL BUYERS PRIOR TO THE SALE OF THE LOTS.
- EACH LOT SHALL HAVE ONE DRIVEWAY. ADDITIONAL DRIVEWAYS REQUIRE APPROVAL FROM PUBLIC WORKS.
- LOT L IS HEREBY DESIGNATED AS A PUBLIC PARK AND SHALL BE CONVEYED TO THE COSUMES COMMUNITY SERVICES DISTRICT BY SEPARATE DOCUMENT.
- PURSUANT TO SECTION 66434(G) OF THE OF SUBDIVISION MAP ACT, THE FILING OF THIS FINAL MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING EASEMENT NOT PLOTTED HEREON:
 - PUBLIC UTILITY EASEMENT WITHIN LARGE LOT 3 AS SHOWN AND DEPICTED ON _____ B.M. _____

LEGEND

- 1/4 SECTION CORNER, FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 6815" PER (4)
- STANDARD CITY OF ELK GROVE MONUMENT WELL STAMPED "LS 8268" TO BE SET PER (2)
- SET STANDARD CITY OF ELK GROVE MONUMENT WELL STAMPED "LS 8268" DIMENSION POINT
- AC ACRES
- B.M. BOOK OF MAPS
- C.L. CENTERLINE
- DN DOCUMENT NUMBER
- ESMT EASEMENT
- (OA) OVERALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.E. PEDESTRIAN EASEMENT
- P.M. PARCEL MAPS
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- V.E. VISIBILITY EASEMENT
- // // NO INGRESS OR EGRESS RIGHTS
- () RECORD DATA PER REFERENCE
- X SHEET INDEX



FOUND A 2" BRASS DISC LOOSE AND NEXT TO A FENCE POST PER (3) ACCEPTED AS 1/4" CORNER OF SECTIONS 11 & 12 STAMPED UPSIDE DOWN.

REFERENCES

- _____ B.M. _____
- _____ B.M. _____
- 395 B.M. 7
- 380 B.M. 7
- 212 P.M. 8

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, AS SHOWN ON THAT CERTAIN MAP TITLED "SUBDIVISION NO. 17-049, POPPY KEYS SOUTHWEST, PHASE 1" FILED FOR RECORD ON _____ IN BOOK _____ OF MAPS AT PAGE _____ SACRAMENTO COUNTY RECORDS, HAVING A BEARING OF NORTH 00°14'08" WEST.

**SUBDIVISION NO. 17-049.03
POPPY KEYS SOUTHWEST
PHASE 3**

BEING ALL OF LARGE LOT 3 OF THAT FINAL MAP "SUBDIVISION MAP NO. 17-049, POPPY KEYS SOUTHWEST, PHASE 1", FILED FOR RECORD IN BOOK _____ OF MAPS AT PAGE _____ SACRAMENTO COUNTY RECORDS, SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

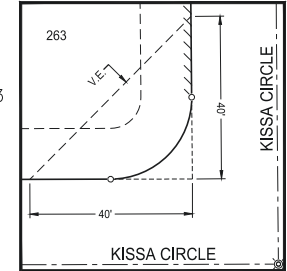
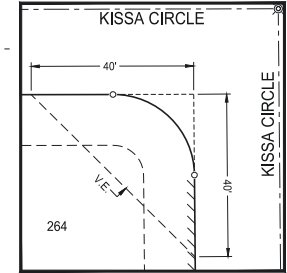
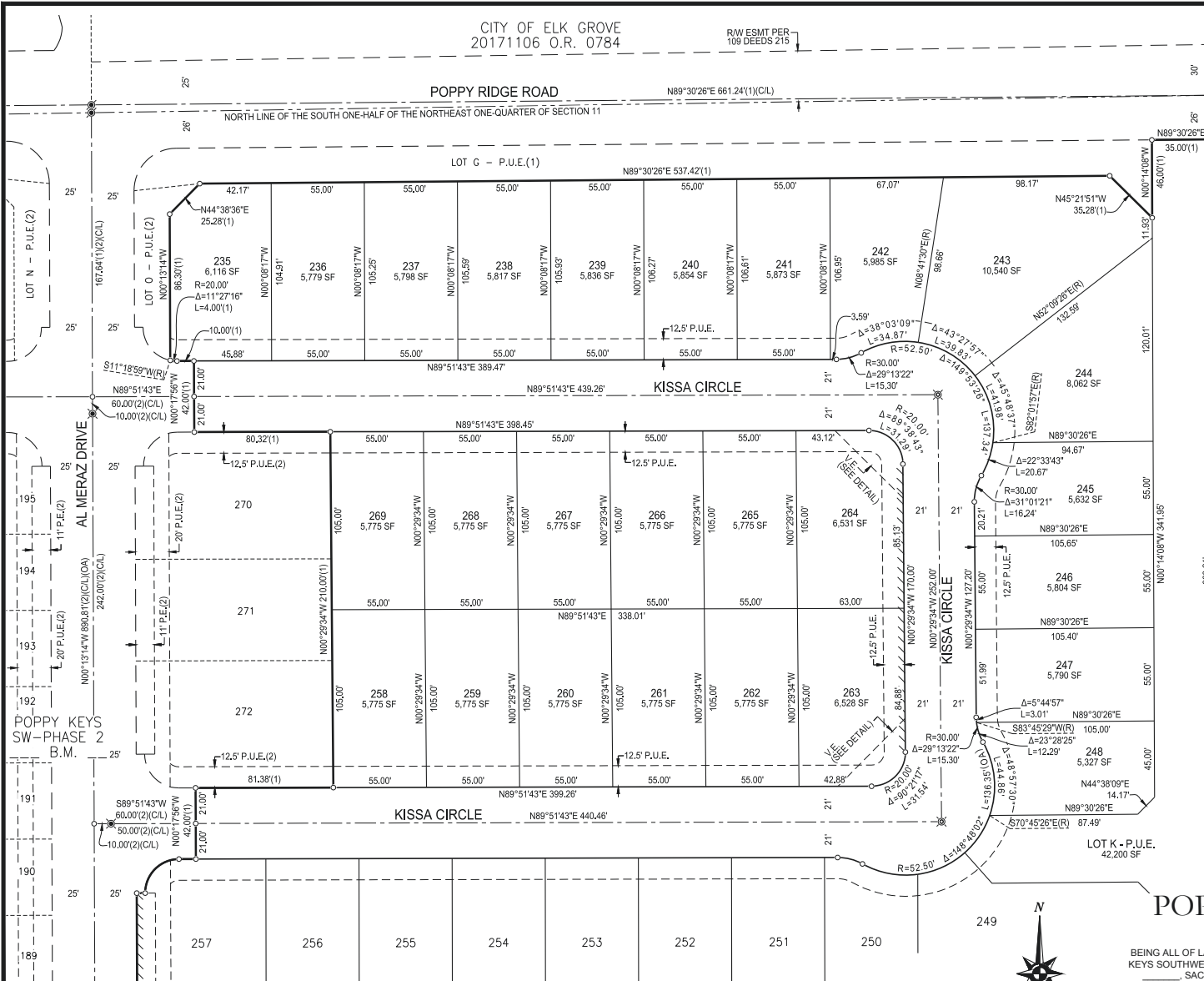


MAY 2023
SHEET 3 OF 6 27154.KCB

CITY OF ELK GROVE
20171106 O.R. 0784

R/W ESMT PER
109 DEEDS 215

BIG HORN RBVP, LP
20180101 O.R. 0097



FOUND 1-1/2" IRON PIPE IN
CONCRETE STAMPED 'S 2651'
PER (3). ACCEPTED AS THE
NORTHEAST CORNER OF THE
SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 11

BIG HORN RBVP, LP
20162701 O.R. 0583

SEE SHEET 5

SUBDIVISION NO. 17-049.03
**POPPY KEYS SOUTHWEST
PHASE 3**

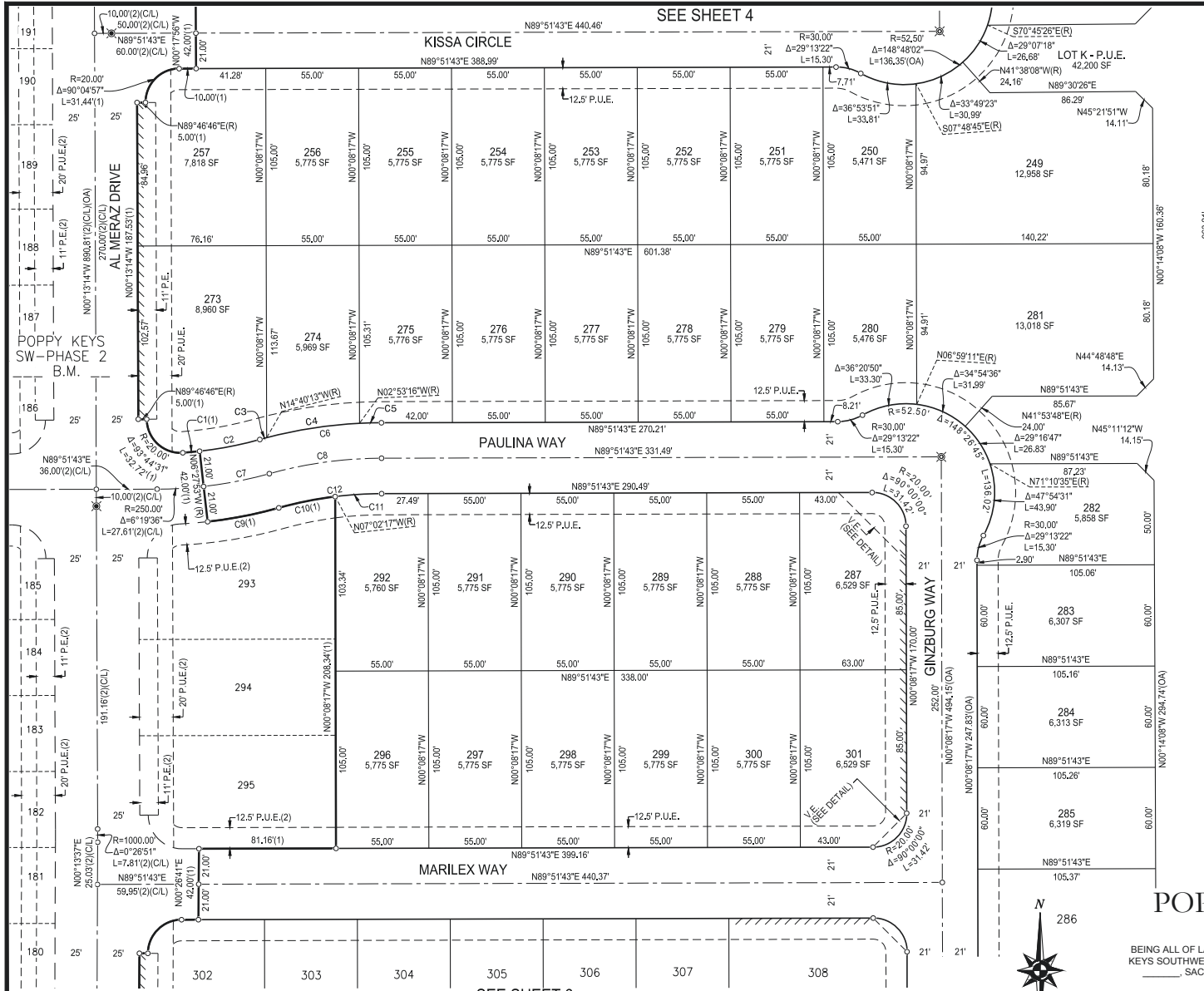
BEING ALL OF LARGE LOT 3 OF THAT FINAL MAP "SUBDIVISION MAP NO. 17-049, POPPY KEYS SOUTHWEST, PHASE 1", FILED FOR RECORD IN BOOK _____ OF MAPS AT PAGE _____ SACRAMENTO COUNTY RECORDS, SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Cambridge Ridge Drive, Suite 150, Roseville, CA 95678 (916) 775-1169

MAY 2023

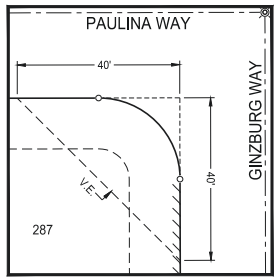
SHEET 4 OF 6 27154.KCB

SEE SHEET 3 FOR BASIS OF BEARING, LEGEND, NOTES AND REFERENCES

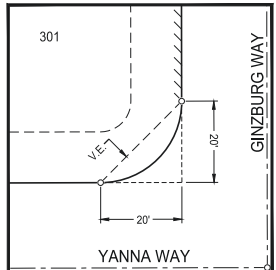


SEE SHEET 4

SEE SHEET 6



LOT 287 V.E. DETAIL
SCALE: 1"=20'



LOT 301 V.E. DETAIL
SCALE: 1"=20'

Curve Table			
Curve #	Radius	Delta	Length
C1	229.00'	2°30'08"	10.00'
C2	229.00'	9°05'38"	36.35'
C3	271.00'	0°53'18"	4.20'
C4	271.00'	11°46'57"	55.73'
C5	271.00'	2°44'59"	13.01'
C6	271.00'	15°25'14"	72.94'
C7	250.00'	9°05'38"	39.68'
C8	250.00'	15°25'14"	67.28'
C9	271.00'	9°05'38"	43.01'
C10	229.00'	8°31'13"	34.05'
C11	229.00'	6°54'01"	27.58'
C12	229.00'	15°25'14"	61.63'

BIG HORN RBVP, LLP
20162701 O.R. 0583

SUBDIVISION NO. 17-049.03
**POPPY KEYS SOUTHWEST
PHASE 3**

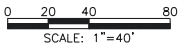
BEING ALL OF LARGE LOT 3 OF THAT FINAL MAP "SUBDIVISION MAP NO. 17-049, POPPY KEYS SOUTHWEST, PHASE 1", FILED FOR RECORD IN BOOK _____ OF MAPS AT PAGE _____ SACRAMENTO COUNTY RECORDS, SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

MAY 2023

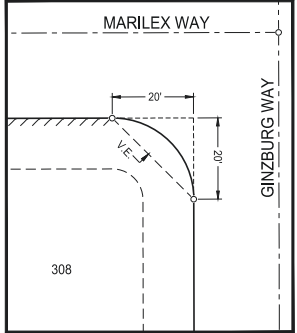
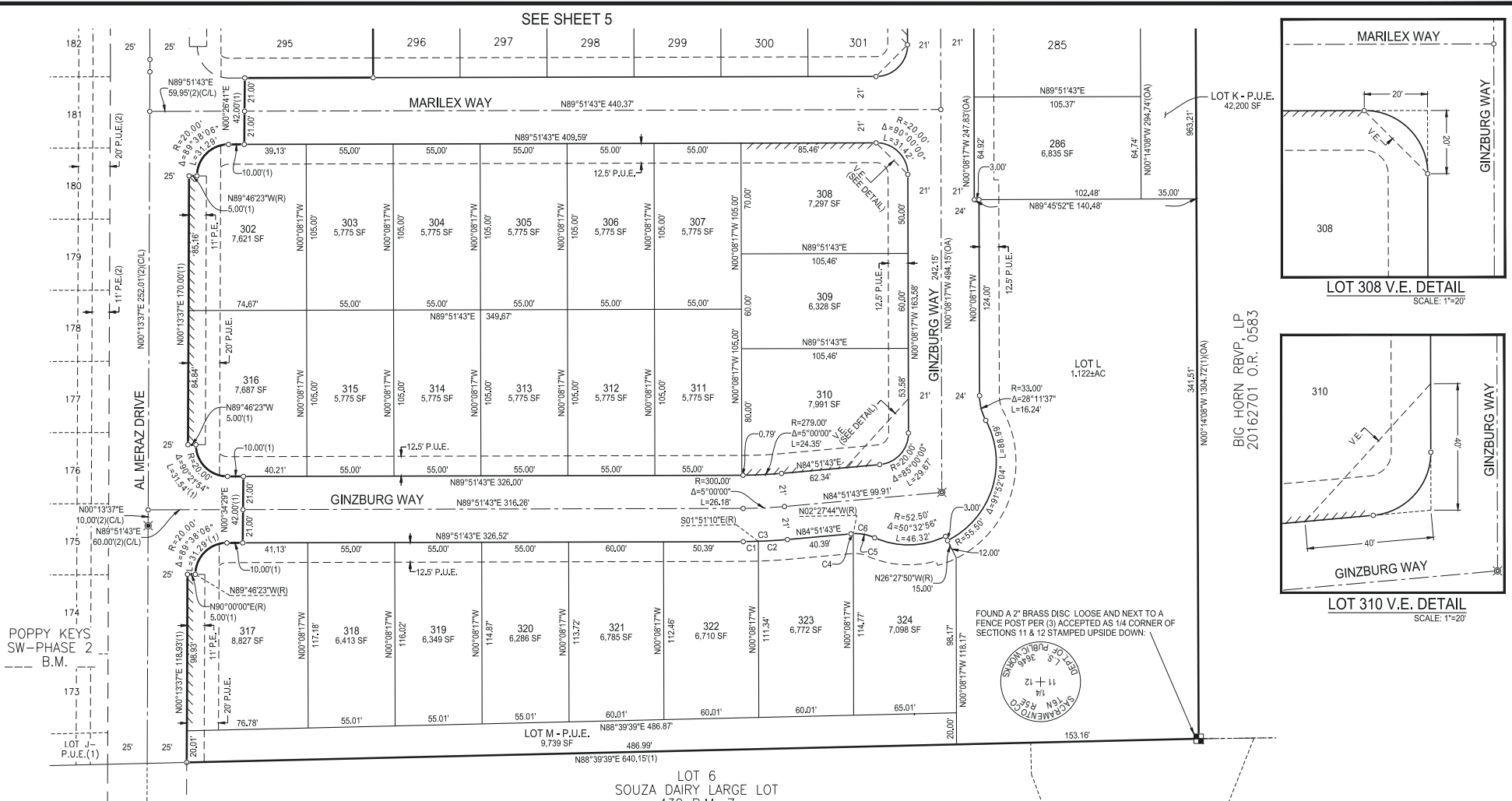
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

SHEET 5 OF 6 27154.KCB



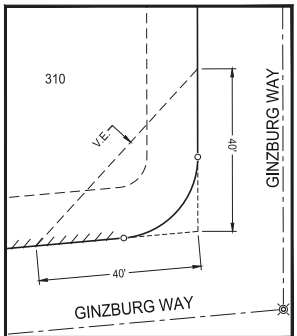
SEE SHEET 3 FOR BASIS OF BEARING, LEGEND, NOTES AND REFERENCES

SEE SHEET 5



LOT 308 V.E. DETAIL

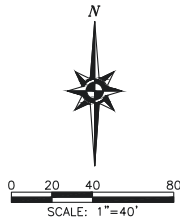
SCALE: 1"=20'



LOT 310 V.E. DETAIL

SCALE: 1"=20'

Curve Table			
Curve #	Radius	Delta	Length
C1	321.00'	1°42'54"	9.61'
C2	321.00'	3°17'06"	18.40'
C3	321.00'	5°00'00"	28.01'
C4	30.00'	2°40'33"	1.40'
C5	30.00'	26°32'49"	13.90'
C6	30.00'	29°13'22"	15.30'



FOUND A 2" BRASS DISC LOOSE AND NEXT TO A FENCE POST PER (3) ACCEPTED AS 1/4 CORNER OF SECTIONS 11 & 12 STAMPED UPSIDE DOWN:



SUBDIVISION NO. 17-049.03
**POPPY KEYS SOUTHWEST
 PHASE 3**

BEING ALL OF LARGE LOT 3 OF THAT FINAL MAP "SUBDIVISION MAP NO. 17-049, POPPY KEYS SOUTHWEST, PHASE 1", FILED FOR RECORD IN BOOK _____ OF MAPS AT PAGE _____ SACRAMENTO COUNTY RECORDS, SITUATE IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS

MAY 2023
 SHEET 6 OF 6 27154.KCB

SEE SHEET 3 FOR BASIS OF BEARING, LEGEND, NOTES AND REFERENCES

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2023-145

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 June 28, 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