

RESOLUTION NO. 2023-195

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE FINAL MAP FOR POPPY MEADOWS, PHASE 1 WEST (SUBDIVISION NO. 17-001.01) AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)

WHEREAS, the City of Elk Grove Planning Commission approved a Tentative Subdivision Map and a Design Review for Subdivision Layout for the Moser Subdivision Map project (EG-17-001), now known as Poppy Meadows West, on December 7, 2017; and

WHEREAS, staff has reviewed the Final Map for Poppy Meadows, Phase 1 West (Subdivision No. 17-001.01) 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:

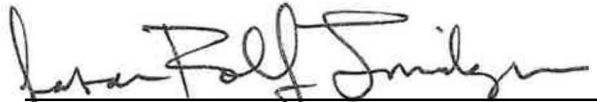
- 1) Finds the location and configuration of the lots to be created by the Final Map for Poppy Meadows, Phase 1 West (Subdivision No. 17-001.01) substantially comply with the previously approved Tentative Subdivision Map; and
- 2) Finds the Final Map is statutorily exempt from the California Environmental 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 Poppy Meadows, Phase 1 West (Subdivision No. 17-001.01), a copy of which is hereby 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 Subdivision Improvement Agreement by and between the City of Elk Grove and Beazer Homes Holdings LLC, in substantially the form presented.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 23rd day of August 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 DOES HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP OF SUBDIVISION NO. 17-001.01, POPPY MEADOWS PHASE 1 WEST, AND THE OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

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

- LOT B.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF ELK GROVE AS EASEMENTS FOR PUBLIC PURPOSES:

- TO THE CITY OF ELK GROVE FOR PUBLIC USE POPPY RIDGE ROAD, BLUE WHALE WAY, TRIPLEFIN WAY, ANADIA WAY, WILDCREST WAY, AND PLEASANT VALLEY 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 THOSE STRIPS OF LAND LYING ADJACENT TO THE PUBLIC AVENUES, CIRCLES, COURTS, DRIVE, ROAD, STREETS AND WAYS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUE) AND LOT B IN ITS ENTIRETY.
- 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." (//////)
- 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).

LOT A IS HEREBY RESERVED FOR FUTURE DEVELOPMENT.

THIS MAP SHOWS OR NOTES ALL EASEMENTS OF RECORD, WITHIN THE BOUNDARY LINES OF THE HEREIN EMBODIED MAP.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THIS STATEMENT ON THE ____ DAY OF _____, 2023.

AS OWNERS: KLLB AIV, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

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 _____, 2023, 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 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:

SIGNATURE: _____

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

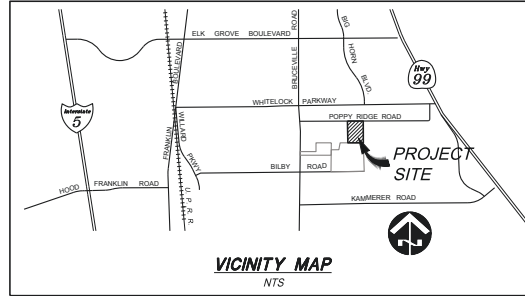
PRINCIPAL PLACE OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

SUBDIVISION NO. 17-001.01
POPPY MEADOWS PHASE 1 WEST
BEING A SUBDIVISION OF PARCEL 5
OF PARCEL MAP
RECORDED BOOK 60 OF PARCEL MAPS AT PAGE 29,
SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA

Mackay & Somp
ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR. PLEASANTON, CA 94588 (925)225-0690
JUNE 2023



OPTIONEE'S STATEMENT:

BEAZER HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OPTIONEE AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED JULY 11, 2022, AS DOCUMENT NUMBER 202207110064, SACRAMENTO COUNTY RECORDS, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BEAZER HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

ITS: _____

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 _____, 2023, 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 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:

SIGNATURE: _____

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL PLACE OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

CITY ENGINEER'S STATEMENT:

I, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 17-001.01, POPPY MEADOWS PHASE 1 WEST, AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON DECEMBER 7, 2017 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, CALIFORNIA
RCE NO 79066

DATED: _____



CITY CLERK' 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. 17-001.01 POPPY MEADOWS PHASE 1 WEST, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, POPPY RIDGE ROAD, BLUE WHALE WAY, TRIPLEFIN WAY, ANADIA WAY, WILDCREST WAY, AND PLEASANT VALLEY WAY FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS, ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS, ACCEPTED THE VISIBILITY EASEMENT, ACCEPTED LOT B IN FEE SIMPLE ALL AS OFFERED HEREON.

JASON LINDGREN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA

DATE: _____



RECORDER'S STATEMENT:

FILED FOR RECORD 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: \$ _____

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 ORDINANCES AT THE REQUEST OF BEAZER HOMES IN AUGUST 2023. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY POSITIONS INDICATED OR WILL BE SET IN THOSE POSITIONS WITHIN TWELVE MONTHS FROM RECORDATION OF THIS FINAL MAP, AND THE COMPLETION OF IMPROVEMENTS, 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.

TOTAL AREA OF THIS SUBDIVISION IS 21.31 ACRES, CONSISTING OF 57 RESIDENTIAL LOTS TOTALING 8.13 ACRES, 1 LANDSCAPE AND PARK LOTS TOTALING 0.48 ACRES, 1 LOT FOR FUTURE DEVELOPMENT TOTALING 9.43 ACRES, AND STREET RIGHT OF WAY TOTALING 3.27 ACRES.

IAN BRUCE MACDONALD
LS NO. 8817

DATED: _____, 2023



CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 17-001.01, POPPY MEADOWS PHASE 1 WEST, AND FIND IT TO BE TECHNICALLY CORRECT.

JOCELYN L. LIMAS, CITY SURVEYOR
LS NO. 9596

DATED: _____, 2023



SOILS REPORT NOTE:

A GEOTECHNICAL REPORT, HAS BEEN PREPARED BY WALLACE KUHL & ASSOCIATES, DATED MAY 26, 2022, WKA NO. 4630.220082.0000. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

EASEMENT NOTE:

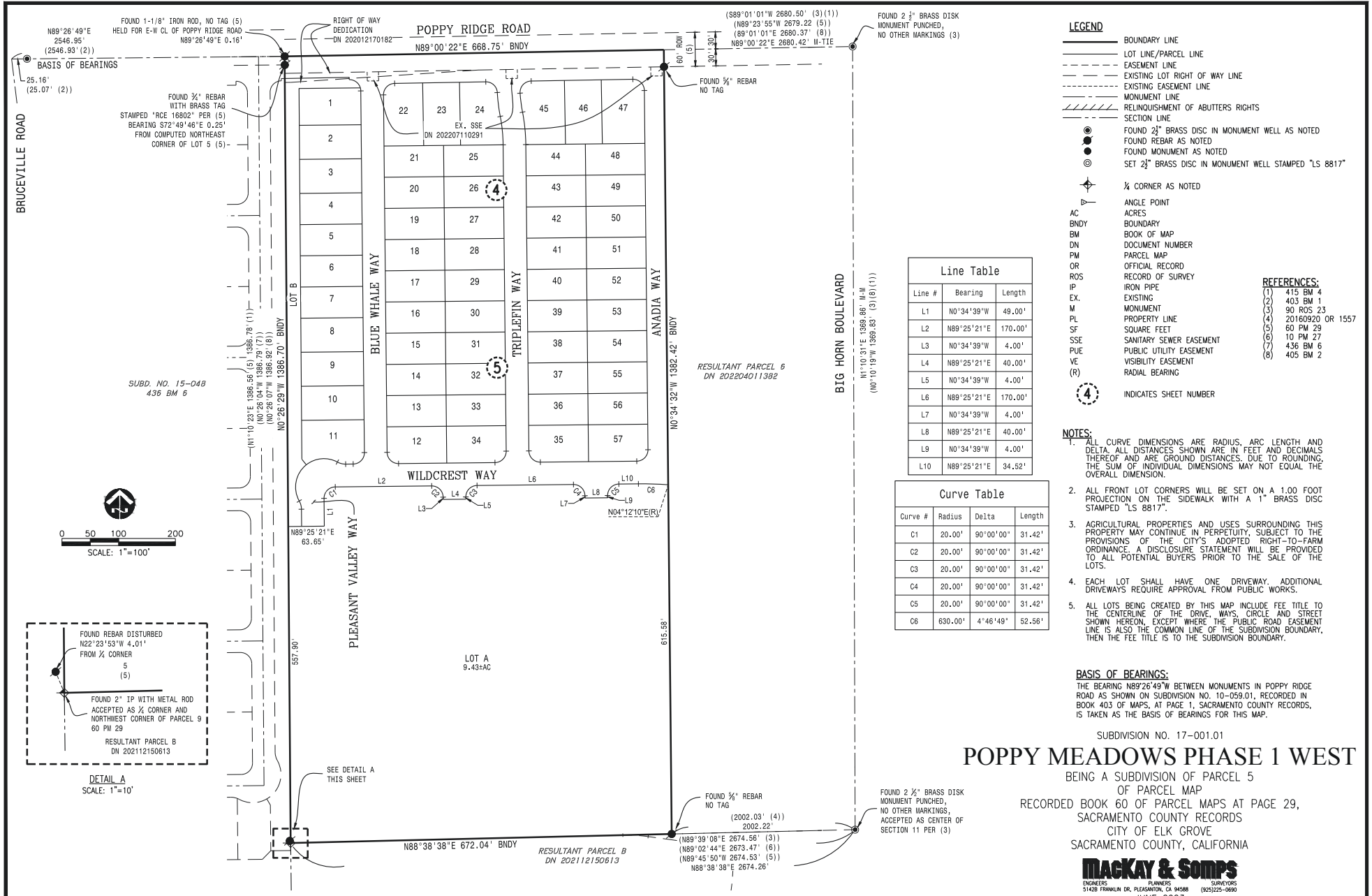
1. THE CONSTRUCTION EASEMENT AGREEMENT RECORDED AS INSTRUMENT NO. 202207110063, SACRAMENTO COUNTY RECORDS – THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
2. THE TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED AS INSTRUMENT NO. 202211290892, SACRAMENTO COUNTY RECORDS – THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

SUBDIVISION NO. 17-001.01

POPPY MEADOWS PHASE 1 WEST

BEING A SUBDIVISION OF PARCEL 5
OF PARCEL MAP
RECORDED BOOK 60 OF PARCEL MAPS AT PAGE 29,
SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA





- LEGEND**
- BOUNDARY LINE
 - - - LOT LINE/PARCEL LINE
 - - - EASEMENT LINE
 - - - EXISTING LOT RIGHT OF WAY LINE
 - - - EXISTING EASEMENT LINE
 - - - MONUMENT LINE
 - /// RELINQUISHMENT OF ABUTTERS RIGHTS
 - - - SECTION LINE
 - ⊙ FOUND 2 1/2" BRASS DISC IN MONUMENT WELL AS NOTED
 - FOUND REBAR AS NOTED
 - ⊙ FOUND MONUMENT AS NOTED
 - ⊙ SET 2 1/2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
 - ⊙ 1/4 CORNER AS NOTED
 - ∠ ANGLE POINT
 - AC ACRES
 - BNDY BOUNDARY
 - BM BOOK OF MAP
 - DN DOCUMENT NUMBER
 - PM PARCEL MAP
 - OR OFFICIAL RECORD
 - ROS RECORD OF SURVEY
 - IP IRON PIPE
 - EX EXISTING
 - M MONUMENT
 - PL PROPERTY LINE
 - SF SQUARE FEET
 - SSE SANITARY SEWER EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - VE VISIBILITY EASEMENT
 - (R) RADIAL BEARING

- REFERENCES:**
- (1) 415 BM 4
 - (2) 403 BM 1
 - (3) 90 ROS 23
 - (4) 20160920 OR 1557
 - (5) 60 PM 29
 - (6) 10 PM 27
 - (7) 436 BM 6
 - (8) 405 BM 2
- 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 FRONT LOT CORNERS WILL BE SET ON A 1.00 FOOT PROJECTION ON THE SIDEWALK WITH A 1" BRASS DISC STAMPED "LS 8817".
 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.
 5. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE DRIVE, WAYS, CIRCLE AND STREET SHOWN HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY, THEN THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.

Line Table

Line #	Bearing	Length
L1	N0°34'39"W	49.00'
L2	N89°25'21"E	170.00'
L3	N0°34'39"W	4.00'
L4	N89°25'21"E	40.00'
L5	N0°34'39"W	4.00'
L6	N89°25'21"E	170.00'
L7	N0°34'39"W	4.00'
L8	N89°25'21"E	40.00'
L9	N0°34'39"W	4.00'
L10	N89°25'21"E	34.52'

Curve Table

Curve #	Radius	Delta	Length
C1	20.00'	90°00'00"	31.42'
C2	20.00'	90°00'00"	31.42'
C3	20.00'	90°00'00"	31.42'
C4	20.00'	90°00'00"	31.42'
C5	20.00'	90°00'00"	31.42'
C6	630.00'	4°46'49"	52.56'

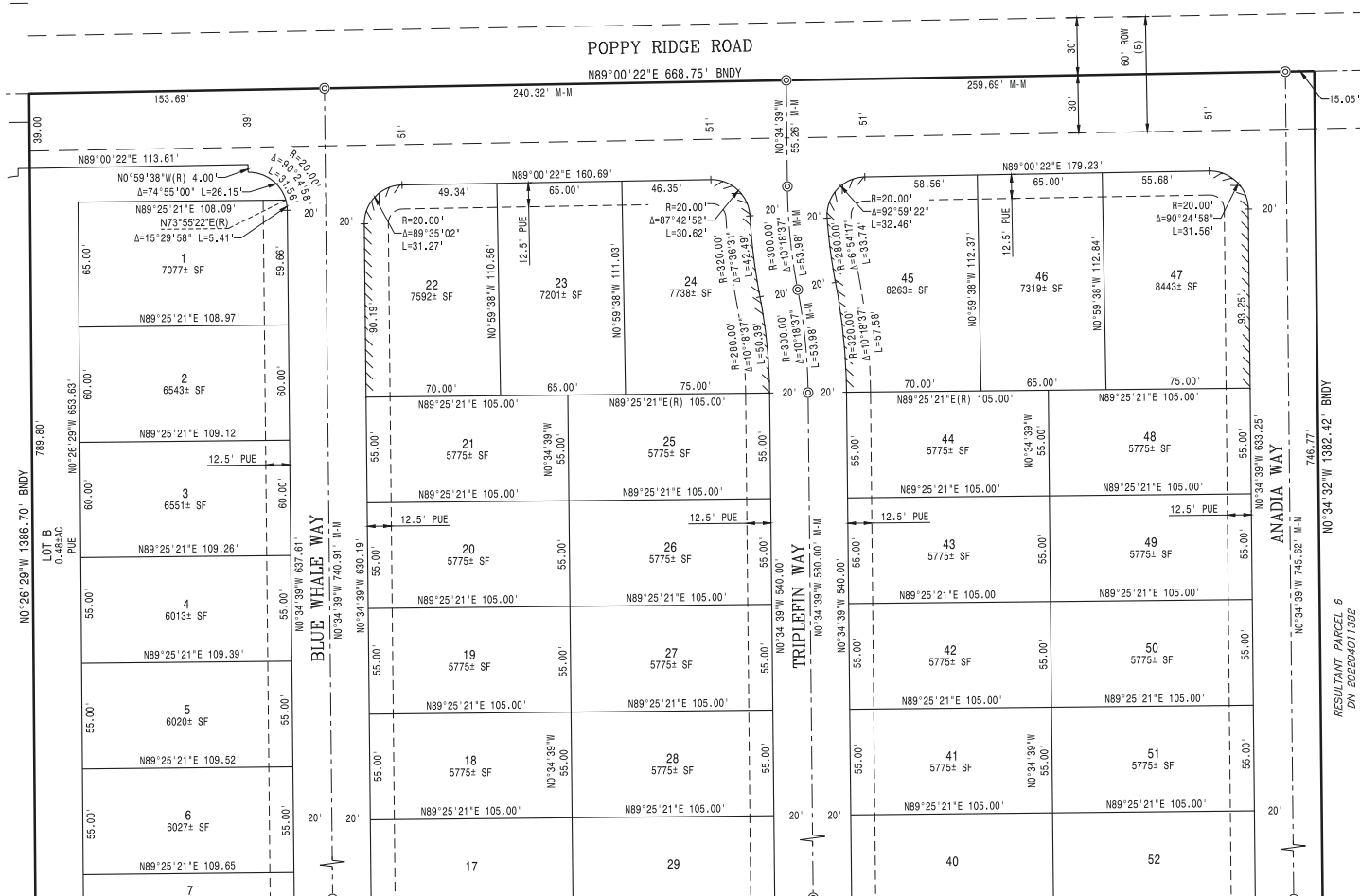
BASIS OF BEARINGS:
 THE BEARING N89°26'49"W BETWEEN MONUMENTS IN POPPY RIDGE ROAD AS SHOWN ON SUBDIVISION NO. 10-059.01, RECORDED IN BOOK 403 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

SUBDIVISION NO. 17-001.01
POPPY MEADOWS PHASE 1 WEST
 BEING A SUBDIVISION OF PARCEL 5
 OF PARCEL MAP
 RECORDED BOOK 60 OF PARCEL MAPS AT PAGE 29,
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 CITY OF ELK GROVE
 SACRAMENTO COUNTY, CALIFORNIA

Mackay & Somp
 ENGINEERS PLANNERS SURVEYORS
 51428 FRANKLIN DR. PLEASANTON, CA 94568 (925)225-9990

POPPY RIDGE ROAD

N89°00'22"E 668.75' BNDY



SEE SHEET 5

- LEGEND**
- BOUNDARY LINE
 - - - LOT LINE/PARCEL LINE
 - - - EASEMENT LINE
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 - - - EXISTING EASEMENT LINE
 - - - MONUMENT LINE
 - /// RELINQUISHMENT OF ABUTTERS RIGHTS
 - SECTION LINE
 - FOUND 2 1/2" BRASS DISC IN MONUMENT WELL AS NOTED
 - FOUND REBAR AS NOTED
 - FOUND MONUMENT AS NOTED
 - ⊙ SET 2 1/2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
 - ⊙ 1/4 CORNER AS NOTED
 - ▲ ANGLE POINT
 - AC ACRES
 - BM BNDY
 - BN BOOK OF MAP
 - DN DOCUMENT NUMBER
 - PM PARCEL MAP
 - OR OFFICIAL RECORD
 - ROS RECORD OF SURVEY
 - IP IRON PIPE
 - EX EXISTING
 - M MONUMENT
 - PL PROPERTY LINE
 - SF SQUARE FEET
 - SSE SANITARY SEWER EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - VE VISIBILITY EASEMENT
 - (R) RADIAL BEARING
- REFERENCES:**
- (1) 415 BM 4
 - (2) 403 BM 1
 - (3) 90 ROS 23
 - (4) 20160920 OR 1557
 - (5) 60 PM 29
 - (6) 10 PM 27
 - (7) 436 BM 6
 - (8) 405 BM 2
- ④ INDICATES SHEET NUMBER

- 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 ON THE SIDEWALK WITH A 1" BRASS DISC STAMPED "LS 8817".
 - 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.
 - ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE DRIVE, WAYS, CIRCLE AND STREET SHOWN HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY, THEN THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.

BASIS OF BEARINGS:
THE BEARING N89°26'49"W BETWEEN MONUMENTS IN POPPY RIDGE ROAD AS SHOWN ON SUBDIVISION NO. 10-059.01, RECORDED IN BOOK 403 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

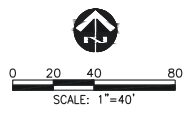
SUBDIVISION NO. 17-001.01

POPPY MEADOWS PHASE 1 WEST

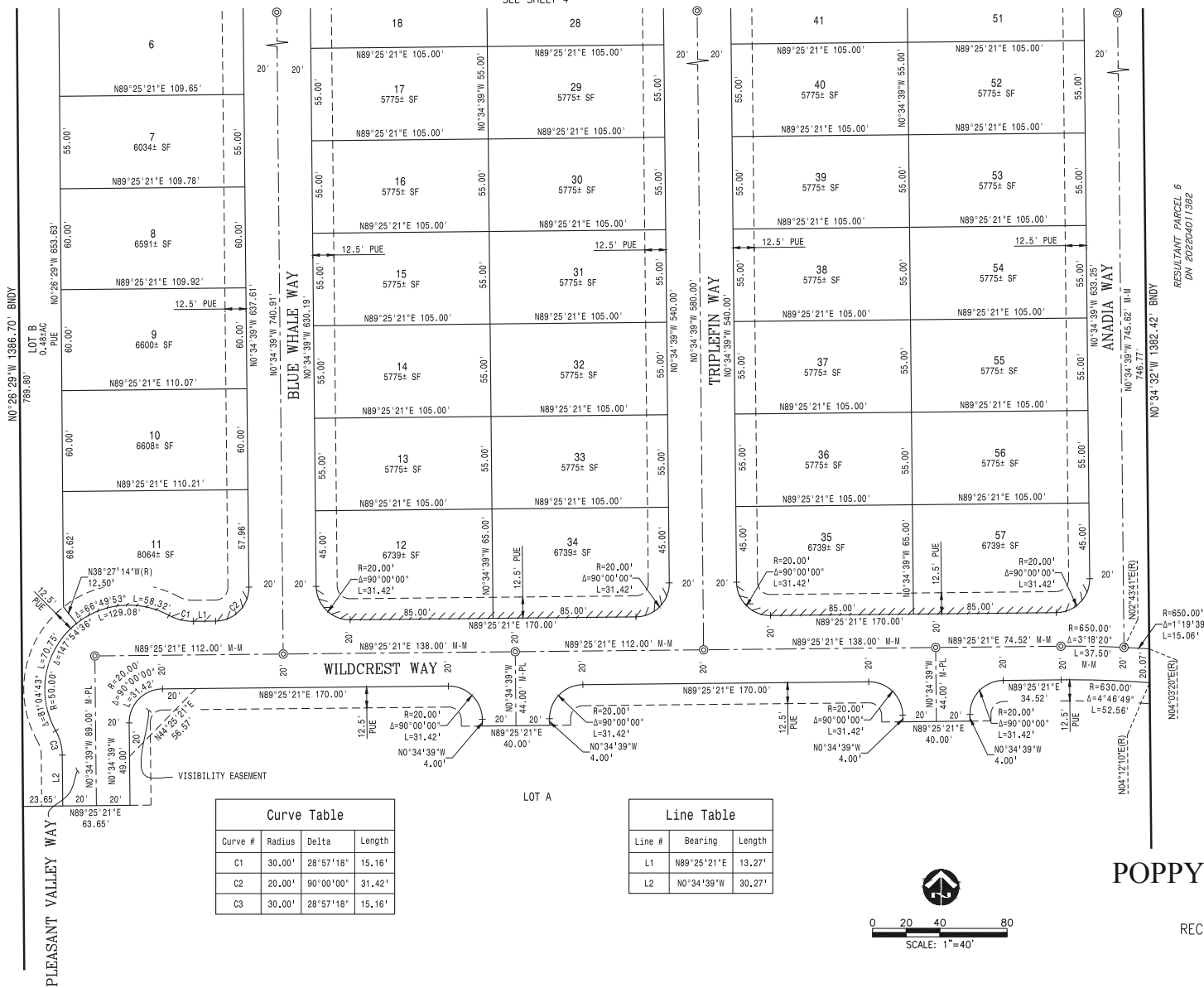
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MACKAY & SOMPS

ENGINEERS PLANNERS SURVEYORS
51428 FRANKLIN DR., PLEASANTON, CA 94588 (925)225-9990

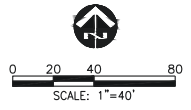


SEE SHEET 4



Curve #	Radius	Delta	Length
C1	30.00'	28°57'18"	15.16'
C2	20.00'	90°00'00"	31.42'
C3	30.00'	28°57'18"	15.16'

Line #	Bearing	Length
L1	N89°25'21"E	13.27'
L2	N0°34'39"W	30.27'



- LEGEND**
- BOUNDARY LINE
 - - - LOT LINE/PARCEL LINE
 - - - EASEMENT LINE
 - - - EXISTING LOT RIGHT OF WAY LINE
 - - - EXISTING EASEMENT LINE
 - - - MONUMENT LINE
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 - SECTION LINE
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 - FOUND REBAR AS NOTED
 - FOUND MONUMENT AS NOTED
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- REFERENCES:**
- (1) 415 BM 4
 - (2) 403 BM 1
 - (3) 90 ROS 23
 - (4) 20160920 OR 1557
 - (5) 60 PM 29
 - (6) 10 PM 27
 - (7) 436 BM 6
 - (8) 405 BM 2
- 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 ON THE SIDEWALK WITH A 1" BRASS DISC STAMPED 'LS 8817'.
 - 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.
 - ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE DRIVE, WAYS, CIRCLE AND STREET SHOWN HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY. THEN THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.

BASIS OF BEARINGS:
 THE BEARING N89°25'21"W BETWEEN MONUMENTS IN POPPY RIDGE ROAD AS SHOWN ON SUBDIVISION NO. 10-059.01, RECORDED IN BOOK 403 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

SUBDIVISION NO. 17-001.01

POPPY MEADOWS PHASE 1 WEST

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Mackay & Somp
 ENGINEERS PLANNERS SURVEYORS
 21428 FRANKLIN DR. PLEASANTON, CA 94568 (925)225-0990

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2023-195

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 August 23, 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