


**RESOLUTION NO. 2006-115**

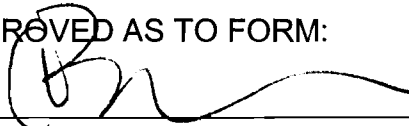
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING PARCEL MAP NO. 05-843.03 LAGUNA VILLAGE PLAZA PHASE 3**

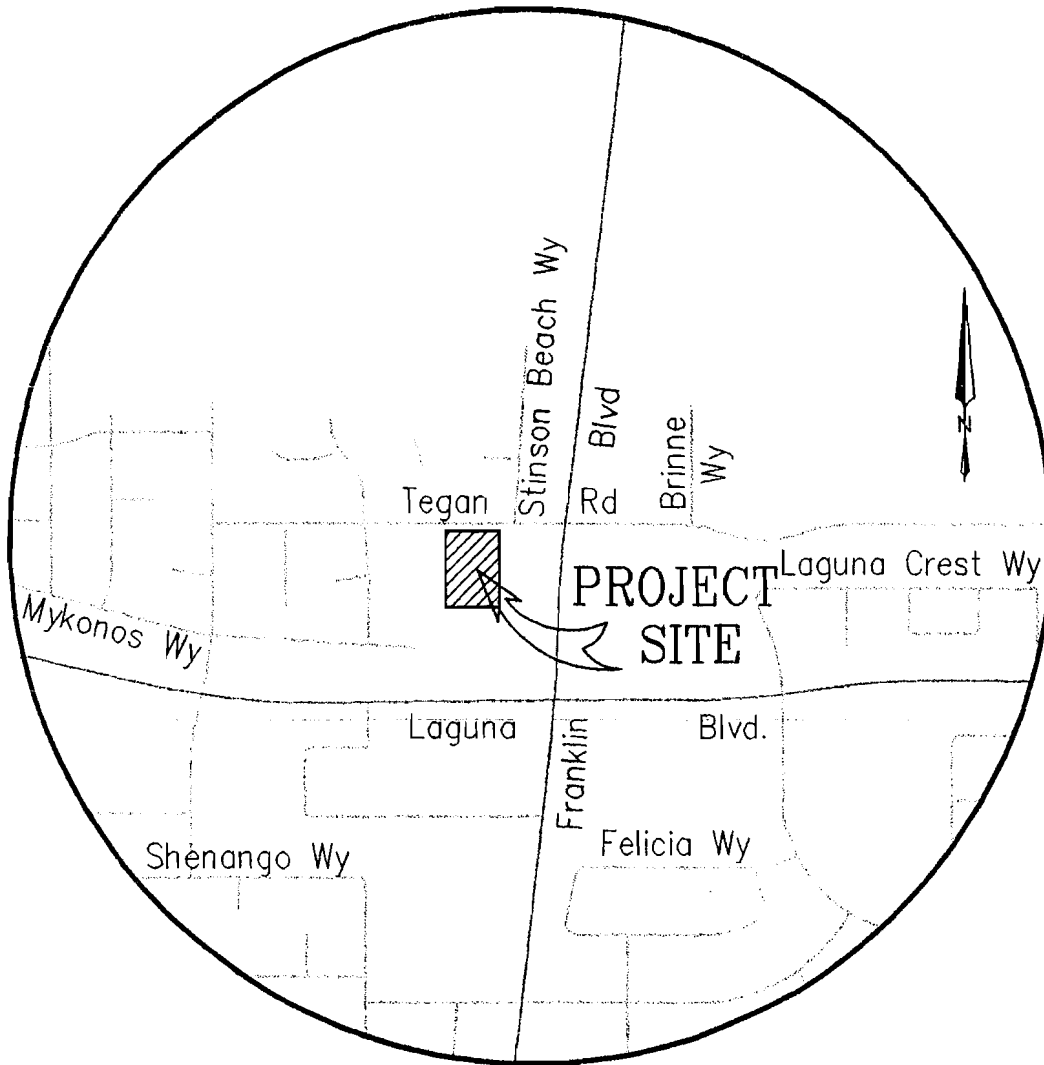
**BE IT RESOLVED AND ORDERED** that the City Council of the City of Elk Grove pursuant to Government Code section 66458, hereby approves Parcel Map No. 05-843.03 Laguna Village Plaza Phase 3 submitted at the Elk Grove City Council meeting in connection with **ARSHAD MAHMOOD WAHLA, BASHIR AHMAD CHOUDRY, MOHAMMAD AMIN CHAUDRY, MUHAMMAD ASLAM CHAUDHRY.**

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove on this 10<sup>th</sup> day of May 2006.

  
\_\_\_\_\_  
RICK SOARES, MAYOR of the  
CITY OF ELK GROVE

ATTEST:  
  
\_\_\_\_\_  
PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
ANTHONY B. MANZANETTI,  
CITY ATTORNEY



**VICINITY MAP**

NOT TO SCALE

**PARCEL MAP NO. 05-843.03  
LAGUNA VILLAGE PLAZA PHASE 3**

**CITY OF ELK GROVE  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA  
FEBRUARY, 2006**

**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP SUBDIVISION NO. 05-843.03, LAGUNA VILLAGE PLAZA PHASE 3.

BY: Arshad Mahmood Wahla DATE: 4-7-06  
ARSHAD MAHMOOD WAHLA

BY: Bashir Ahmad Choudry DATE: 04-7-06  
BASHIR AHMAD CHAUDRY

BY: Mohammad Amin Chaudry DATE: 04-07-06  
MOHAMMAD AMIN CHAUDRY

BY: Muhammad Aslam Chaudry DATE: 04-07-06  
MUHAMMAD ASLAM CHAUDRY

C.C.&R.'S SHALL BE RECORDED CONCURRENTLY WITH THIS MAP.

**NOTARY STATEMENT**

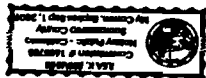
STATE OF CALIFORNIA }  
COUNTY OF Sacramento } SS

ON 4-7-06 BEFORE ME, Ilea K. Estakhri  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
Arshad Mahmood Wahla

PERSONALLY KNOWN TO ME -OR-  
 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 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. WITNESS MY HAND AND OFFICIAL SEAL.

Ilea K. Estakhri SIGNATURE  
Ilea K. Estakhri PRINTED NAME

MY COMMISSION EXPIRES ON 9-1 2009  
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY



**NOTARY STATEMENT**

STATE OF CALIFORNIA }  
COUNTY OF Sacramento } SS

ON 4-7-06 BEFORE ME, Ilea K. Estakhri  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
Bashir Ahmad Choudry

PERSONALLY KNOWN TO ME -OR-  
 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 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. WITNESS MY HAND AND OFFICIAL SEAL.

Ilea K. Estakhri SIGNATURE  
Ilea K. Estakhri PRINTED NAME

MY COMMISSION EXPIRES ON 9-1 2009  
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY



**PARCEL MAP NO. 05-843.03  
LAGUNA VILLAGE PLAZA PHASE 3**

**BEING RESULTANT PARCEL "B" AS SAID PARCEL IS  
DESCRIBED IN THE BOUNDARY LINE ADJUSTMENT**

**RECORDED IN BOOK 20041201, PAGE 2220  
OFFICIAL RECORDS OF SACRAMENTO COUNTY**

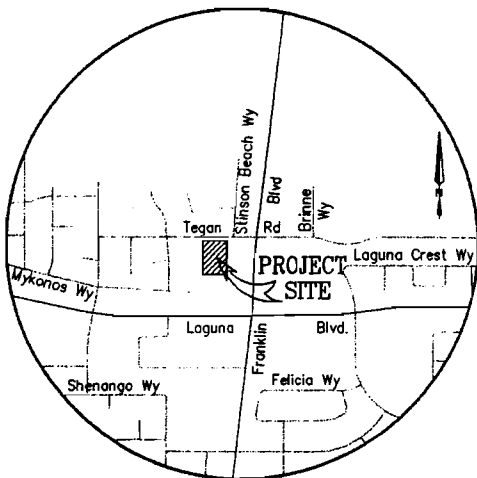
**CITY OF ELK GROVE**

**COUNTY OF SACRAMENTO, STATE OF CALIFORNIA**

**MARCH, 2006**

**SHEET 1 OF 3 SHEETS**

Prepared By  
**Luk and Associates**  
Civil Engineers - Land Planners - Land Surveyors  
738 Alfred Nobel Drive  
Hercules, California 94547



**VICINITY MAP**  
NO SCALE

**CITY CLERK'S STATEMENT**

I, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS PARCEL MAP OF LAGUNA VILLAGE PLAZA PHASE 3 SUBDIVISION NO. 05-843.03 AND ACCEPTED, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, ANY REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, ALL AS SHOWN ON THIS MAP.

Eggy E. Jackson DATE  
CLERK OF THE CITY COUNCIL  
CITY OF ELK GROVE



**NOTARY STATEMENT**

STATE OF CALIFORNIA }  
COUNTY OF Sacramento } SS

ON 9-1-06 BEFORE ME, Ilea K. Estakhri  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
Mohammad Amin Chaudry

PERSONALLY KNOWN TO ME -OR-  
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Ilea K. Estakhri SIGNATURE  
Ilea K. Estakhri PRINTED NAME

MY COMMISSION EXPIRES ON 9-1 2009  
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY

**NOTARY STATEMENT**

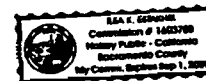
STATE OF CALIFORNIA }  
COUNTY OF Sacramento } SS

ON 4-7-06 BEFORE ME, Ilea K. Estakhri  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
Muhammad Aslam Chaudry

PERSONALLY KNOWN TO ME -OR-  
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Ilea K. Estakhri SIGNATURE  
Ilea K. Estakhri PRINTED NAME

MY COMMISSION EXPIRES ON 9-1 2009  
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY



**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, AT \_\_\_\_\_ M, IN  
BOOK \_\_\_\_\_ OF PARCEL MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF LUK & ASSOCIATES. TITLE  
TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_  
ON FILE IN THE OFFICE.

COUNTY RECORDER

BY:  
DEPUTY

**TRUSTEE'S STATEMENT**

ALLIANCE BANK, A CALIFORNIA CORPORATION, TRUSTEE UNDER THE DEED OF TRUST DATED JANUARY 4, 2006 AND RECORDED JANUARY 24, 2006 IN BOOK 20060124 AT PAGE 0334 OF OFFICIAL RECORDS OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP.

BY: [Signature] DATE: 4/4/06

TITLE: SVP + MGR

BY: [Signature] DATE: 4/6/06

TITLE: SVP + SCO

**PARCEL MAP NO. 05-843.03  
LAGUNA VILLAGE PLAZA PHASE 3**

**BEING RESULTANT PARCEL "B" AS SAID PARCEL IS  
DESCRIBED IN THE BOUNDARY LINE ADJUSTMENT  
RECORDED IN BOOK 20041201, PAGE 2220  
OFFICIAL RECORDS OF SACRAMENTO COUNTY  
CITY OF ELK GROVE  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA  
MARCH, 2006  
SHEET 2 OF 3 SHEETS**

Prepared By  
**Luk and Associates**  
Civil Engineers - Land Planners - Land Surveyors  
738 Alfred Nobel Drive  
Hercules, California 94547

**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT THIS PARCEL MAP OF LAGUNA VILLAGE PLAZA PHASE 3 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 TOM ROCCA IN DECEMBER, 2004. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY DECEMBER 31, 2006 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE NOTES TO ALL CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

THE SUBDIVISION WITHIN THE HEAVY BORDER CONTAINS 1.05 ACRES AND CONTAINS 2 LOTS.

[Signature] 4-02-06  
PAUL CANUMAY, LICENSED SURVEYOR DATE  
P.L.S. 3272  
EXPIRES 06/30/2006



**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF SUBDIVISION NO. 05-843.03, LAGUNA VILLAGE PLAZA PHASE 3 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON SEPTEMBER 29, 2005, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

ROBERT L. LEE DATE  
CITY ENGINEER, CITY OF ELK GROVE  
R.C.E 23076  
EXPIRATION DATE: 12-31-07

**SOIL REPORT**

A SOILS REPORT HAS BEEN PREPARED BY RANEY GEOTECHNICAL, INC., DATED OCTOBER 11, 2005, PROJECT NO. 2642-001.01. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ELK GROVE DEPARTMENT OF PUBLIC WORKS.

**NOTARY STATEMENT**

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } SS



ON 4/6/06 BEFORE ME, Gloria Lee  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
J. Justin Moon

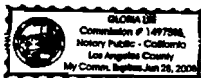
PERSONALLY KNOWN TO ME -OR-  
 PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL.

[Signature] Gloria Lee  
SIGNATURE PRINTED NAME

MY COMMISSION EXPIRES ON June 28 20 08  
MY PRINCIPAL PLACE OF BUSINESS IS Los Angeles COUNTY

**NOTARY STATEMENT**

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } SS



ON 4/6/06 BEFORE ME, Gloria Lee  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
Donna Robertson

PERSONALLY KNOWN TO ME -OR-  
 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. WITNESS MY HAND AND OFFICIAL SEAL.

[Signature] Gloria Lee  
SIGNATURE PRINTED NAME

MY COMMISSION EXPIRES ON June 28 20 08  
MY PRINCIPAL PLACE OF BUSINESS IS Los Angeles COUNTY

# PARCEL MAP NO. 05-843.03 LAGUNA VILLAGE PLAZA - PHASE 3

BEING RESULTANT PARCEL "B" AS SAID PARCEL IS DESCRIBED IN THE BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 20041201, PAGE 2220 OFFICIAL RECORDS OF SACRAMENTO COUNTY

CITY OF ELK GROVE  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

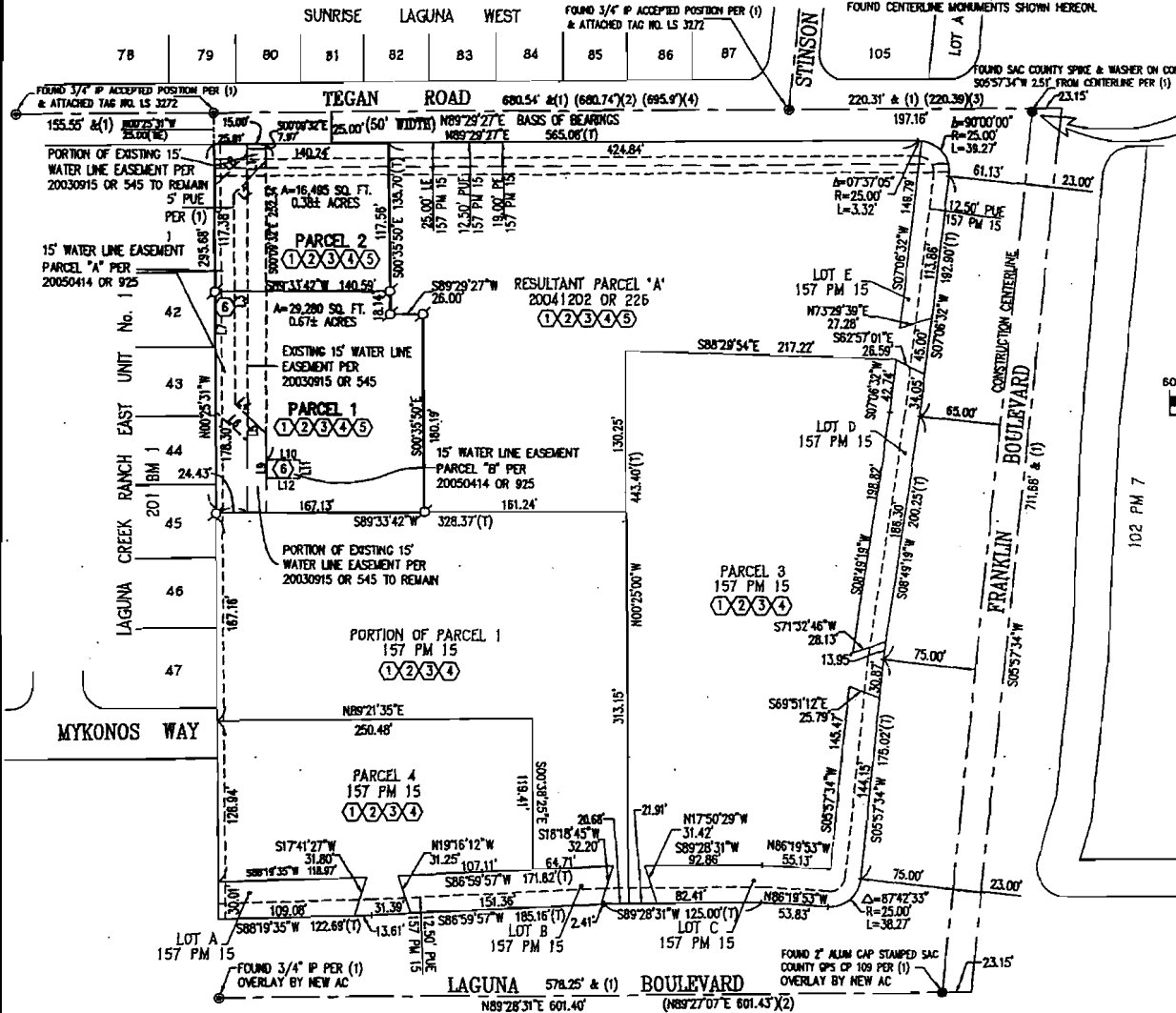
MARCH, 2006 SCALE: 1" = 60'  
SHEET 3 OF 3 SHEETS

Prepared By  
**Luk and Associates**  
Civil Engineers - Land Planners - Land Surveyors  
738 Alfred Nobel Drive  
Hercules, California 94547

EASEMENT LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	21.31'	S00°09'32"E	L7	178.62'	N00°25'31"W
L2	15.09'	S44°34'29"W	L8	36.44'	N44°34'29"E
L3	168.30'	S00°25'31"E	L9	15.00'	N00°09'32"W
L4	13.88'	S45°25'31"E	L10	26.74'	N89°50'28"E
L5	21.12'	S00°09'32"E	L11	15.00'	S00°09'32"E
L6	34.94'	N45°25'31"W	L12	26.74'	S89°50'28"W

### BASIS OF BEARINGS

THE BEARING OF N89°29'27"E ALONG THE CENTERLINE OF TEGAN ROAD AS SHOWN ON THE PARCEL MAP ENTITLED "LAGUNA VILLAGE PLAZA" FILED IN BOOK 157 OF PARCEL MAPS, PAGE 15, SACRAMENTO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY, AND WAS ESTABLISHED FROM FOUND CENTERLINE MONUMENTS SHOWN HEREON.



### LEGEND

- ⊙ FOUND 3/4" IP AS NOTED
- FOUND 3/4" IP AS NOTED
- SET 3/4" IP WITH PLASTIC CAP STAMPED LS 3272
- (T) TOTAL
- IP IRON PIPE
- LE LANDSCAPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.E. PEDESTRIAN EASEMENT
- OR OFFICIAL RECORDS
- (1) BOOK 157 OF PARCEL MAPS AT PAGE 15
- (2) LAGUNA CREEK RANCH EAST UNIT NO. 1, 201 BM 1
- (3) SUNRISE LAGUNA WEST, 184 BM 16
- (4) PEERLESS LAND & INVESTMENT CO. SUBDIVISION NO. 1, 14 BM 11

### NOTES

- 1.) PARCELS 1 AND 2 ARE SUBJECT TO THE IMPROVEMENT REQUIREMENTS AS SET FORTH ON THE PARCEL MAP ENTITLED "LAGUNA VILLAGE PLAZA" FILED IN BOOK 157 OF PARCEL MAPS, PAGE 15.
- 2.) PARCELS 1 AND 2 ARE SUBJECT TO ANY AND ALL PROMISIONS, CONDITIONS, RESTRICTIONS, NOTES, EASEMENTS AND OFFERS OF DEDICATION, FOR THE PURPOSE THEREON STATED AND INCIDENTAL RIGHTS THERETO, AS SHOWN, DISCLOSED BY AND/OR DEDICATED ON THE PARCEL MAP ENTITLED "LAGUNA VILLAGE PLAZA" FILED IN BOOK 157 OF PARCEL MAPS, PAGE 15.
- 3.) RECIPROCAL ACCESS AND PARKING EASEMENTS SHALL BE GRANTED/PRESERVED PRIOR TO THE SALE AND/OR CONVEYANCE OF PARCELS 1 AND 2.

### EASEMENTS

1. RECIPROCAL ACCESS AND PARKING EASEMENT BETWEEN PARCELS PER 157 PM 15.\*
2. RECIPROCAL EASEMENT AGREEMENT BETWEEN PARCELS CREATED PER 157 PM 15 FOR ACCESS AND PARKING PER 20001031 OR 323, AND FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT PER 20021010 OR 1883.\*
3. RECIPROCAL EASEMENT AGREEMENT WITH USE RESTRICTIONS BETWEEN PARCELS CREATED PER 157 PM 15 FOR ACCESS, PARKING AND UTILITIES PER 20021015 OR 592.\*
4. RECIPROCAL EASEMENT AGREEMENT WITH USE RESTRICTIONS FOR ACCESS, PARKING, AND UTILITIES PER 20030116 OR 572.\*
5. STORM WATER TREATMENT ACCESS AND MAINTENANCE AGREEMENT PER 20030918 OR 1530.\*
6. WATER LINE EASEMENT IN FAVOR OF SACRAMENTO COUNTY WATER AGENCY 20050414 OR 925.

\* EASEMENTS 1, 2, 3, 4 AND 5 ARE BLANKET IN NATURE.

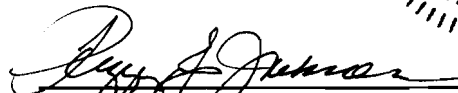
**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2006-115**

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

*I, Peggy E. Jackson, 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 May 10, 2006 by the following vote:*

**AYES 5 :    COUNCILMEMBERS:    Scherman, Soares, Cooper, Leary, Briggs**  
**NOES :     COUNCILMEMBERS:    None**  
**ABSTAIN :  COUNCILMEMBERS:   None**  
**ABSENT:    COUNCILMEMBERS:    None**



  
\_\_\_\_\_  
**Peggy E. Jackson, City Clerk  
City of Elk Grove, California**