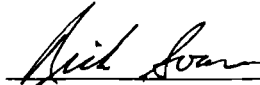


Resolution No. 2006-241

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING PARCEL MAP NO. 03-468 GULICK PARCEL MAP**

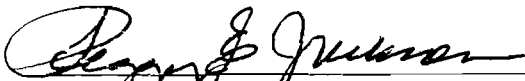
BE IT RESOLVED AND ORDERED that the City Council of the City of Elk Grove pursuant to Government Code Section 66458, hereby approves Parcel Map No. 03-468 Gulick Parcel Map, a copy of which is hereby attached and made a part of this Resolution; submitted at the Elk Grove City Council meeting in connection with **RAY CARPENTER JR., TRUSTEE OF THE CARPENTER FAMILY TRUST AND TRUSTEE OF THE CARPENTER FAMILY CREDIT TRUST.**

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 27th day of September 2006.



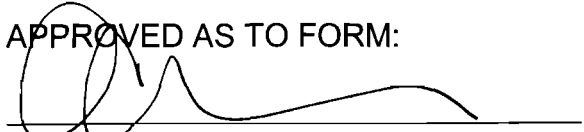
RICK SOARES, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:



ANTHONY B. MANZANETTI,
CITY ATTORNEY

OWNER'S STATEMENT

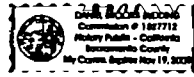
THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES UPON COMPLETION OF IMPROVEMENTS THE PUBLIC ROAD SHOWN HEREON WITHIN THESE BOUNDARIES AND WE HEREBY DEDICATE TO THE CITY OF ELK GROVE THE RIGHT TO RESTRICT THE ERECTION OF BUILDINGS OR OTHER STRUCTURES WITHIN THOSE AREAS DESIGNATED AS "FLOOD HAZARD AREAS". A STRUCTURE OR OTHER RELATED STRUCTURES WILL BE ALLOWED ON EACH PARCEL, PROVIDED THE FLOOD HAZARD HAS BEEN ELIMINATED TO THE SATISFACTION OF THE CITY ENGINEER AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, EASEMENTS FOR THE FOLLOWING SPECIFIC PURPOSES:

- 1) EASEMENTS FOR PLANTING AND MAINTAINING TREES, TRAFFIC CONTROL DEVICES, ELECTROLIERS, WATER AND GAS PIPES AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC ROADS AND ADJACENT TO THE 10 FOOT STORM DRAIN EASEMENT SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).
- 2) THE EXCLUSIVE RIGHT OF VEHICULAR INGRESS AND / OR EGRESS IS GRANTED TO THE CITY OF ELK GROVE ACROSS THE PARCEL LINES SHOWN HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHTS LINE" ()
- 3) EASEMENTS FOR LIGHT AND AIR OVER THAT STRIP OF LAND LYING BETWEEN THE FRONT AND/OR SIDE LINES OF PARCELS AND THE LINES SHOWN THEREON AND DESIGNATED "SETBACK LINES". SAID STRIP TO BE KEPT OPEN AND FREE FROM BUILDINGS.

Ray Carpenter Jr
 RAY CARPENTER JR.
 TRUSTEE OF THE CARPENTER FAMILY TRUST
 AND
 TRUSTEE OF THE CARPENTER FAMILY CREDIT TRUST

NOTARY STATEMENT

STATE OF CALIFORNIA }
 COUNTY OF Sacramento } SS
 ON May 11, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Ray Carpenter Jr
 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 INSTRUMENT THE PERSON (S), EXECUTED THE INSTRUMENT
 WITNESS MY HAND AND OFFICIAL SEAL
Daniel Brooks Bullock
 SIGNATURE (print NAME and TITLE) Daniel Brooks Bullock/Notary Public
 MY COMMISSION EXPIRES 11/19/08
 MY PRINCIPLE PLACE OF BUSINESS IS Sacramento COUNTY

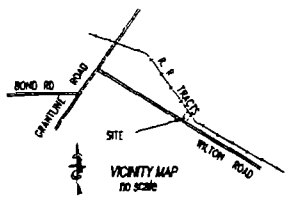


IMPROVEMENT STATEMENT

THE FOLLOWING PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ELK GROVE IMPROVEMENT STANDARDS WITHIN A REASONABLE TIME FOLLOWING THE APPROVAL OF THE PARCEL MAP AND PRIOR TO THE ISSUANCE OF ANY PERMIT OR ANY OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE PARCELS SHOWN HEREON:

STREETS:
 WILTON ROAD FRONTAGE IMPROVEMENTS SHALL BE REQUIRED TO BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE PUBLIC WORKS BASED UPON AN 84 FOOT EQUIVALENT ARTERIAL PER CITY STANDARDS.
 AUSTIN COURT DESIGN AND IMPROVEMENTS ARE REQUIRED WITH THE FIRST PHASE OF DEVELOPMENT BASED ON A CLASS "C" 40 FOOT COLLECTOR IN ACCORDANCE WITH THE CITY OF ELK GROVE IMPROVEMENT STANDARDS AND TO THE SATISFACTION OF PUBLIC WORKS. A MINIMUM OF 26 FEET OF PAVEMENT MUST BE CONSTRUCTED INCLUDING SHOULDER (13 FOOT WIDE TRAVEL LANES - 4 FOOT PAVED SHOULDER - 3 FOOT NON-PAVED TRANSITION).

WATER: PRIVATE WELLS
 SEWER: PRIVATE SEPTIC SYSTEM
 STREET LIGHTS: NONE
 DRAINAGE: ROADSIDE DITCHES AND CULVERTS



**PARCEL MAP NO. 03-468
 GULICK PARCEL MAP**

BEING A DIVISION OF LOT 729
 CENTRAL CALIFORNIA TRACTION UNIT NO. 13,
 FILED IN BOOK 13 AT PAGE 33 OF MAPS,
 RECORDS OF SACRAMENTO COUNTY
 CITY OF ELK GROVE, CALIFORNIA
 SEPTEMBER 2006
 Sheet 1 of 2
 WINN LAND SURVEY

CITY CLERK'S STATEMENT

I, THE CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATES THE COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS PARCEL MAP NO. EG-03-468 OF GULICK AND ACCEPTED ON BEHALF OF THE PUBLIC. ANY REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION AND RIGHTS AS OFFERED HEREON, ALL AS SHOWN ON THIS MAP.

CLERK OF THE CITY COUNCIL
 CITY OF ELK GROVE, CALIFORNIA

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 RAY CARPENTER JR. IN SEPTEMBER 2004. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED. THE SUBDIVISION SHOWN WITHIN THE HEAVY BORDERS CONTAIN 8.5459 ACRES AND 4 PARCELS.

Evan K. Winn
 EVAN K. WINN PLS 5209
 EXP. DATE, JUNE 30, 2007



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP NO. EG-03-468 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE APPROVED TENTATIVE MAP ON JULY 22, 2004, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT. I HEREBY ACCEPT ON BEHALF OF THE PUBLIC ALL THE RIGHTS OF WAY, EASEMENTS AND RIGHTS AS HEREON OFFERED FOR DEDICATION.

CITY ENGINEER
 ROBERT L. LEE
 RCE NO 23076
 EXP. DATE DECEMBER 31, 2005

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 20____, AT _____, _____, N.,
 IN BOOK _____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF
 EVAN K. WINN, TITLE TO THE LAND IN THIS PARCEL MAP BEING VESTED
 AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE

BY: _____
 DEPUTY
 MARK MORRIS
 COUNTY RECORDER

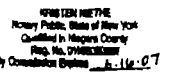
BENEFICIARY'S STATEMENT

BANK OF AMERICA N.A. A NATIONAL BANKING ASSOCIATION, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED IN BOOK 199802-03, PAGE 1419, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

Jacqueline M. Panaro
 SIGNATURE
 Jacqueline M. Panaro, Asst. Vice President
 (print NAME and TITLE) (print NAME and TITLE)

NOTARY STATEMENT

STATE OF CALIFORNIA }
 COUNTY OF Erie } SS
 ON May 31, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Jacqueline M. Panaro, A.V.P. of Bank of America, N.A.
 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 INSTRUMENT THE PERSON (S), EXECUTED THE INSTRUMENT
 WITNESS MY HAND AND OFFICIAL SEAL
Kristen Niethe
 SIGNATURE (print NAME and TITLE) Kristen Niethe
 MY COMMISSION EXPIRES 6-16-07
 MY PRINCIPLE PLACE OF BUSINESS IS Erie COUNTY



PARCEL MAP NO. 03-468 GULICK PARCEL MAP

BEING A DIVISION OF LOT 729
CENTRAL CALIFORNIA TRACTION UNIT NO. 13,
FILED IN BOOK 13 AT PAGE 33 OF MAPS,
RECORDS OF SACRAMENTO COUNTY
CITY OF ELK GROVE, STATE OF CALIFORNIA
SEPTEMBER 2006

Sheet 2 of 2
WATER LAND SURVEY

CURVE DATA

NO.	RADIUS	DELTA	LENGTH
①	55.00'	37°51'49"	36.35'
②	40.00'	30°41'20"	21.42'
③	40.00'	97°10'29"	67.84'
④	40.00'	127°51'49"	89.27'
⑤	55.00'	37°51'49"	36.35'
⑥	20.00'	90°04'27"	31.44'
⑦	20.00'	88°55'33"	31.39'
⑧	40.00'	255°43'38"	178.53'



SCALE: 1" = 100'

LEGEND

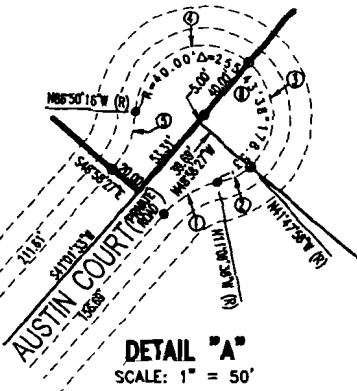
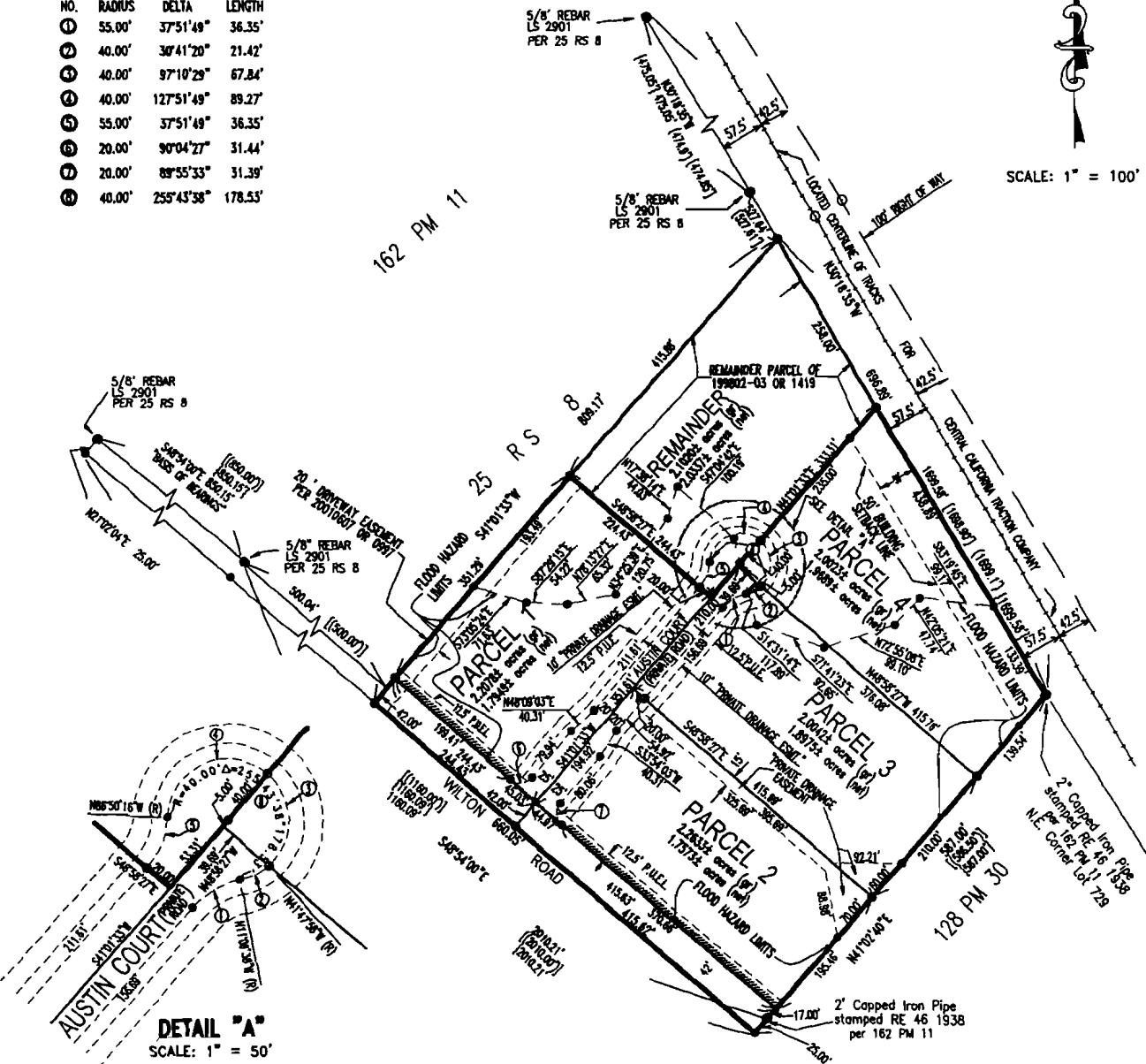
- SET 3/4" IRON PIPE TAGGED LS 5209
- FOUND MONUMENT AS SHOWN
- DIMENSION POINT
- EXISTING FENCE
- { } RECORD PER 13 BM 33
- { } RECORD PER 25 RS 8
- { } RECORDED AS PER 162 PM 11
- NO INGRESS / EGRESS RIGHTS
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- (GR) FLOOD HAZARD LINE
- (ESMT) RADIAL BEARING
- (ESMT) EASEMENT

NOTES

- 1.) THIS MAP IS SUBJECT TO CONDITIONS OF APPROVAL ISSUED FOR TENTATIVE PARCEL MAP EG-03.468 BY THE CITY OF ELK GROVE AND DATED JULY 22, 2004.
- 2.) ALL FINISHED FLOOR ELEVATIONS FOR ANY PARCELS SHOWN HEREON SHALL BE 1 FOOT ABOVE THE 100 YEAR WATER SURFACE ELEVATION.
- 3.) A FLOOD ELEVATION CERTIFICATE IS REQUIRED FOR ALL PARCELS SHOWN HEREON.
- 4.) ALL PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY PROPERTY OWNERS.

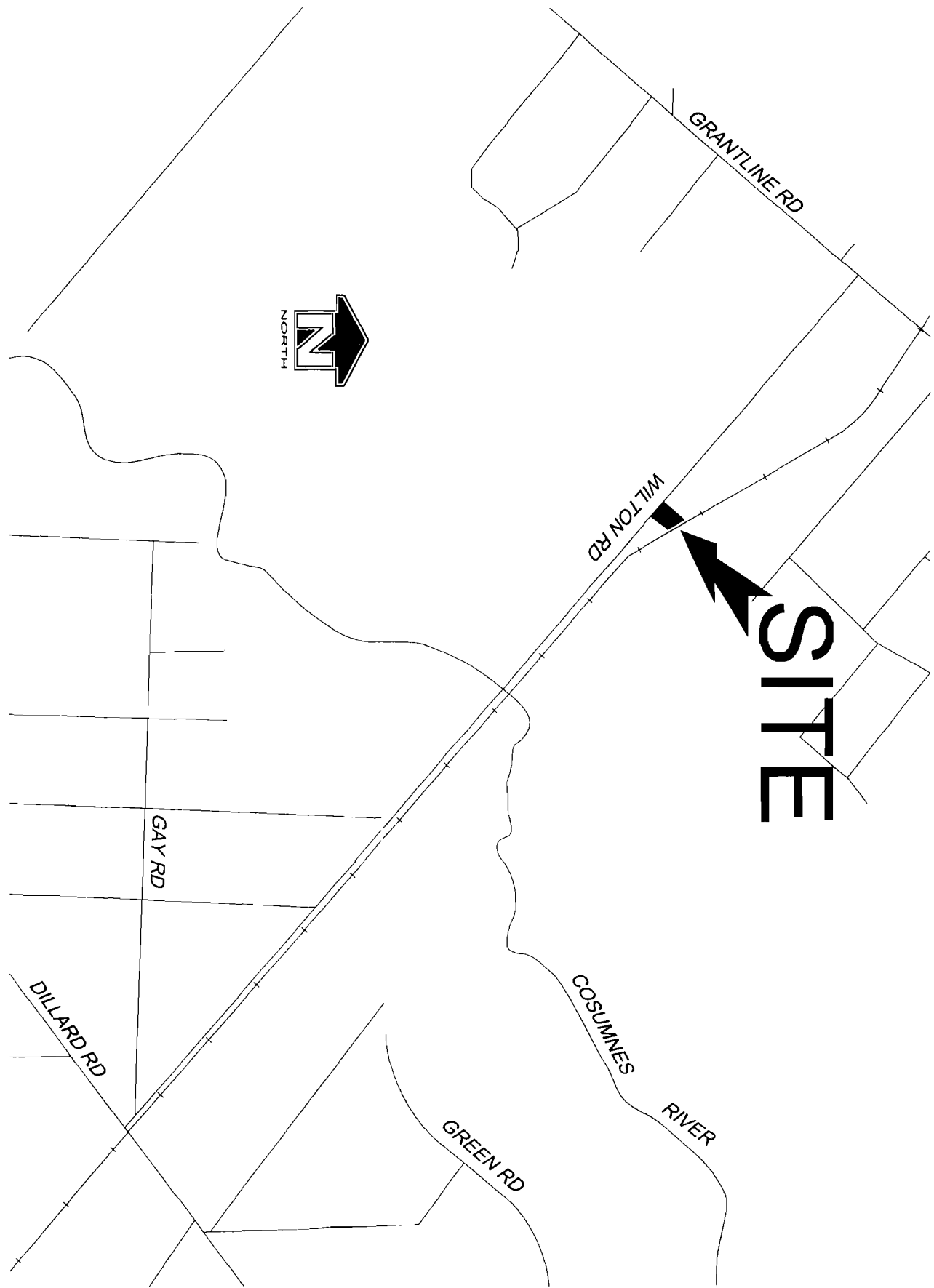
BASIS OF BEARINGS

THE BEARINGS OF THIS SURVEY ARE BASED UPON THE RIGHT-OF-WAY OF WILTON ROAD AS SHOWN BY FOUND MONUMENTS ON THIS MAP AND THAT BEARING BEING NORTH 48°54'00" WEST AS PER 25 RS 8



DETAIL "A"
SCALE: 1" = 50'

VICINITY MAP



ROSE'S ENGINEERING
 ENGINEERING PLANNING SERVICES

9152 ELK GROVE BLVD. ELK GROVE, CA 95624
 BUS. (916) 689-5448 FAX (916) 685-9900

GULICK PARCEL SPLIT
 VICINITY MAP

CITY OF ELK GROVE, CALIFORNIA

DATE:
 8 / 24 / 06
 SCALE:
 N.T.S.

SHEET
 1
 OF
 1

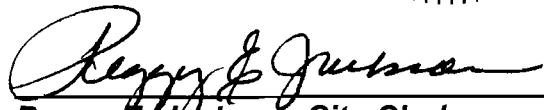
**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2006-241**

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 September 27, 2006 by the following vote:

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





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