

RESOLUTION NO. 2008-239

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING PARCEL MAP NO. 08-009, ELK GROVE PROMENADE - LOT G
(PROMENADE SQUARE)**

WHEREAS, the City of Elk Grove approved a Tentative Parcel Map on July 17, 2008 for Elk Grove Promenade - Lot G (Promenade Square) Project No. EG-08-009; and

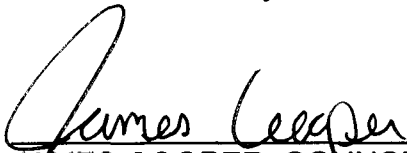
WHEREAS, the owners have submitted to the City for approval a proposed Parcel Map consistent with the previously approved Tentative Parcel Map; and

WHEREAS, staff has reviewed the proposed Parcel Map and finds it to be technically correct and that all applicable conditions of approval have been satisfied.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elk Grove that the location and configuration of the parcels to be created by Parcel Map No. 08-009, Elk Grove Promenade - Lot G (Promenade Square) substantially comply with the previously approved Tentative Parcel Map.

BE IT FURTHER RESOLVED AND ORDERED that the City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves Parcel Map No. 08-009, Elk Grove Promenade – Lot G, (Promenade Square), a copy of which is hereby attached and made part of this Resolution; submitted at the Elk Grove City Council meeting in connection with **M & H Realty Partners Affiliated Fund III, L.P., a California Limited Partnership**.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 22nd day of October 2008.



JAMES COOPER, COUNCIL MEMBER
and Temporary Presiding Officer of the
CITY OF ELK GROVE

ATTEST:



SUSAN J. BLACKSTON, CITY CLERK

APPROVED AS TO FORM:

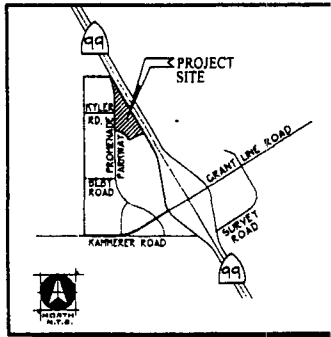


SUSAN COCHRAN, CITY ATTORNEY

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTY HAVING INTEREST IN THE LANDS DELINEATED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- A. A BLANKET PUBLIC UTILITY EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF 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 ALL LOTS SHOWN HEREON (EXCEPT LOCATIONS OF ALL EXISTING AND FUTURE BUILDING STRUCTURES) FOR THE MUTUAL RECIPROCAL AND NON-EXCLUSIVE BENEFIT OF SAID PARCELS.
- B. VISIBILITY EASEMENT TO BE KEPT FREE FROM SIGNS, HEDGES, FENCES, STRUCTURES, NATURAL GROWTH 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."



VICINITY MAP

IMPROVEMENT STATEMENT

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

- STREETS REQUIRED
- STREET LIGHTS REQUIRED
- SEWER REQUIRED
- DRAINAGE REQUIRED

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF SUBDIVISION NO. 08-009 OF ELK GROVE PROMENADE - LOT G (PROMENADE SQUARE), AND FIND IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP CONDITIONALLY APPROVED BY THE CITY OF ELK GROVE PLANNING COMMISSION ON JULY 17, 2008, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH.

DATE: _____
 CITY ENGINEER
 FRITZ BUCHMAN
 R.C.E. NO. 90418
 EXPIRATION DATE: 06-30-10

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 M&H REALTY PARTNERS AFFILIATED FUND III, L.P., ON JANUARY 1, 2007. 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 AS INDICATED AND WILL BE SET BY DECEMBER 2010; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND TIE 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 28.75± ACRES, CONSISTING OF 9 PARCELS.

WOOD RODGERS, INC.



DATE: 9/16/08
 CRAIG E. SPIESS
 P.L.S. 7944 EXP. 12-31-09

DIRECTOR OF PUBLIC WORKS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF SUBDIVISION NO. 08-009 OF ELK GROVE PROMENADE - LOT G (PROMENADE SQUARE), AND THAT I AM SATISFIED THAT SAID PARCEL MAP IS TECHNICALLY CORRECT.

DATE: _____ NAME: _____
 TITLE: _____

CITY CLERK'S STATEMENT

I, THE 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 PARCEL MAP NO. 08-009 OF ELK GROVE PROMENADE - LOT G (PROMENADE SQUARE) 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.

DATE: _____ SUSAN J. BLACKSTON
 CLERK OF THE CITY COUNCIL
 CITY OF ELK GROVE, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2008, AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, AT THE REQUEST OF WOOD RODGERS, INC., TITLE TO THE LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THE OFFICE.

DOCUMENT NO.: _____
 RECORDER OF SACRAMENTO COUNTY
 STATE OF CALIFORNIA
 BY: _____ DEPUTY
 FEE: \$ _____

**PARCEL MAP NO. 08-009
 ELK GROVE PROMENADE - LOT G
 (PROMENADE SQUARE)**

BEING ALL OF LOT G OF THAT CERTAIN FINAL MAP ENTITLED "LENT RANCH MARKETPLACE" FILED FOR RECORD IN BOOK 372 OF MAPS, AT PAGE 27, SACRAMENTO COUNTY RECORDS TOGETHER WITH A PORTION OF WEST STOCKTON BOULEVARD "FRONTAGE ROAD" VACATED BY RESOLUTION NO. _____, OFFICIAL RECORDS. CITY OF ELK GROVE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



OCTOBER 2008
 Sheet 1 of 6
 16101016

M & H REALTY PARTNERS AFFILIATED FUND III, L.P.,
 A CALIFORNIA LIMITED PARTNERSHIP

BY: MHRP AFFILIATED III L.P., A CALIFORNIA LIMITED PARTNERSHIP,
 ITS GENERAL PARTNER

BY: MERLONE/HAGENBUCH INC., A CALIFORNIA CORPORATION,
 ITS GENERAL PARTNER

BY: [Signature] DATE: 9/12/08
 NAME: BRADLEY A. GIER
 TITLE: MANAGING DIRECTOR

BY: [Signature] DATE: 9/18/08
 NAME: Paul J. Marlow
 TITLE: President

NOTARY'S ACKNOWLEDGMENT

STATE OF California } SS
 COUNTY OF San Diego }

ON THE 17th DAY OF September 2008, BEFORE ME, Rachel Pinner, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, Bradley A. Gier

WHO PROVED TO ME ON THE BASIS SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/HIS EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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: Rachel Pinner

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: San Diego

MY COMMISSION EXPIRES: July 24, 2012

MY COMMISSION NO.: 1807841

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES BY LISTED DOCUMENTS HAVE BEEN OMITTED UNDER SECTION 86438 (a) (3) (A) (i-viii) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CAN NOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

1. CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC UTILITY PER PARCEL MAP FILED FOR RECORD IN BOOK 146, AT PAGE 22, SACRAMENTO COUNTY RECORDS. SAID EASEMENT PLOTTED AND SHOWN HEREON.
2. CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC UTILITY PER FINAL MAP FILED FOR RECORD IN BOOK 372, AT PAGE 27, SACRAMENTO COUNTY RECORDS. SAID EASEMENT PLOTTED AND SHOWN HEREON.
3. CITY OF ELK GROVE, EASEMENT HOLDER FOR PEDESTRIAN WALKWAY PER FINAL MAP FILED FOR RECORD IN BOOK 372, AT PAGE 27, SACRAMENTO COUNTY RECORDS. SAID EASEMENT PLOTTED AND SHOWN HEREON.
4. COUNTY SANITATION DISTRICT NO. 1 OF SACRAMENTO COUNTY, EASEMENT HOLDER FOR SEWER PER SEPARATE DOCUMENT RECORDED ON MAY 14, 2008 IN BOOK 20080514, AT PAGE 0319, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT PLOTTED AND SHOWN HEREON.
5. SACRAMENTO COUNTY WATER AGENCY, EASEMENT HOLDER FOR WATER PIPELINE PER SEPARATE DOCUMENT RECORDED ON FEBRUARY 27, 2008 IN BOOK 20080227, AT PAGE 1835, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT PLOTTED AND SHOWN HEREON.

NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. RECORD INFORMATION PER REFERENCES (7), (8), (9) AND (10) IS DISPLAYED AS GRID DISTANCES IN METRIC UNITS. DIVIDE DISTANCES BY 0.99999 TO OBTAIN GROUND LEVEL DISTANCES. TO CONVERT METERS TO U.S. SURVEY FEET, MULTIPLY THE DISTANCE BY 3937/1200.
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."
4. REFER TO THE RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED BY SEPARATE DOCUMENT IN BOOK _____, PAGE _____, OFFICIAL RECORDS OF SACRAMENTO COUNTY, AFFECTING PARCELS 1 THROUGH 9 HEREON.

NOTARY'S ACKNOWLEDGMENT

STATE OF California }
COUNTY OF Sacramento } ss

ON THE 18th DAY OF September, 2008, BEFORE ME, Rebecca G. Prongos, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, Rebecca G. Prongos

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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: Rebecca G. Prongos

PRINTED NAME: Rebecca G. Prongos

MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF: SAN FRANCISCO

MY COMMISSION EXPIRES: 12-14-10

MY COMMISSION NO.: # 1710840

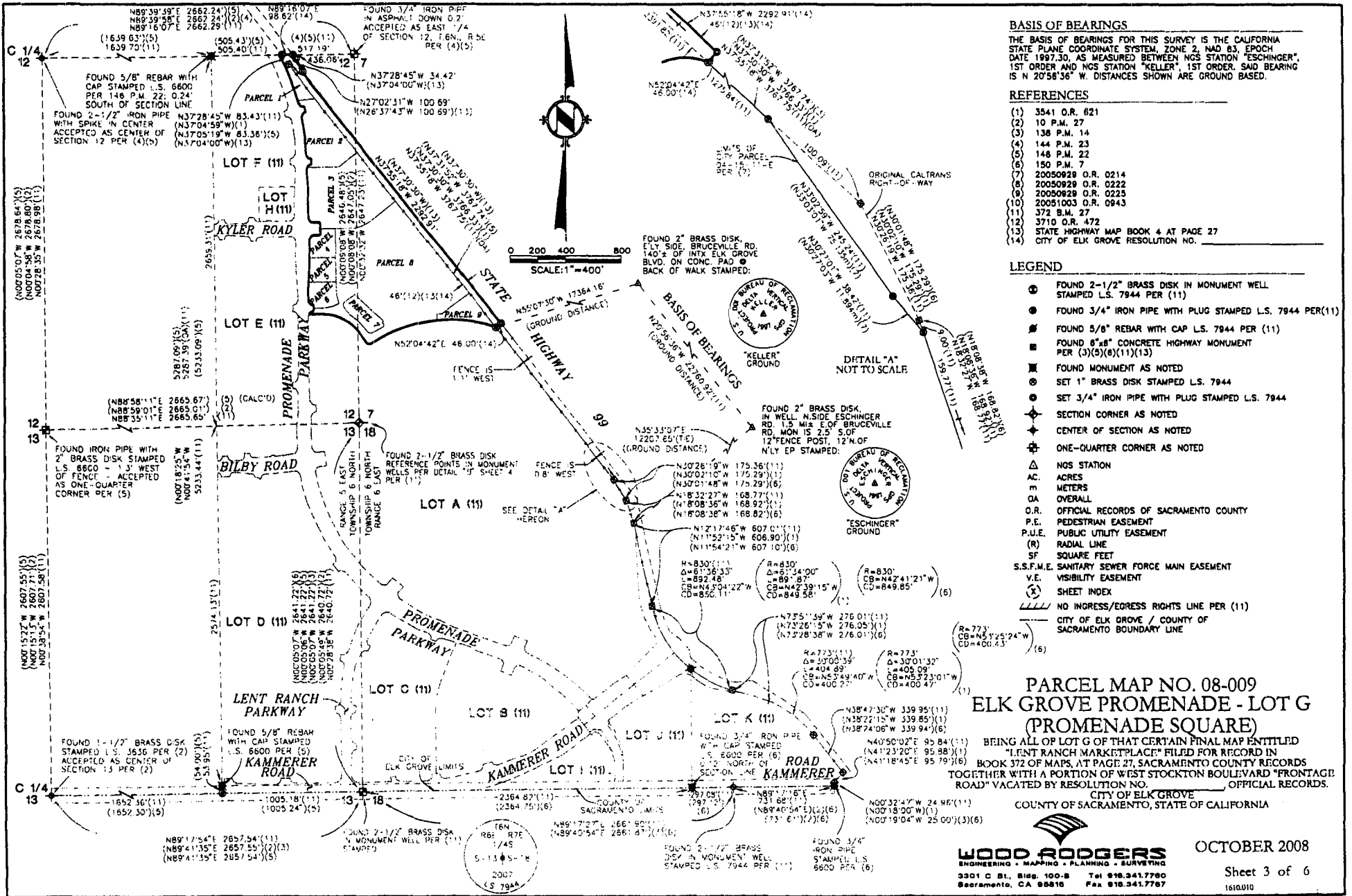
PARCEL MAP NO. 08-009
ELK GROVE PROMENADE - LOT G
(PROMENADE SQUARE)
BEING ALL OF LOT G OF THAT CERTAIN FINAL MAP ENTITLED
"LENT RANCH MARKETPLACE" FILED FOR RECORD IN
BOOK 372 OF MAPS, AT PAGE 27, SACRAMENTO COUNTY RECORDS
TOGETHER WITH A PORTION OF WEST STOCKTON BOULEVARD "FRONTAGE
ROAD" VACATED BY RESOLUTION NO. _____, OFFICIAL RECORDS.
CITY OF ELK GROVE
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA


WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
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Sacramento, CA 95816 Fax 916.341.7787

OCTOBER 2008

Sheet 2 of 6

161010



BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "ESCHINGER", 1ST ORDER AND NGS STATION "KELLER", 1ST ORDER. SAID BEARING IS N 20°58'36" W. DISTANCES SHOWN ARE GROUND BASED.

- REFERENCES**
- (1) 3541 O.R. 621
 - (2) 10 P.M. 27
 - (3) 138 P.M. 14
 - (4) 144 P.M. 23
 - (5) 148 P.M. 22
 - (6) 150 P.M. 7
 - (7) 20050828 O.R. 0214
 - (8) 20050829 O.R. 0222
 - (9) 20050828 O.R. 0225
 - (10) 20051003 O.R. 0943
 - (11) 372 B.M. 27
 - (12) 3710 O.R. 472
 - (13) STATE HIGHWAY MAP BOOK 4 AT PAGE 27
 - (14) CITY OF ELK GROVE RESOLUTION NO.

- LEGEND**
- FOUND 2-1/2" BRASS DISK IN MONUMENT WELL STAMPED L.S. 7944 PER (11)
 - FOUND 3/4" IRON PIPE WITH PLUG STAMPED L.S. 7944 PER (11)
 - FOUND 5/8" REBAR WITH CAP L.S. 7944 PER (11)
 - FOUND 8"x8" CONCRETE HIGHWAY MONUMENT PER (3)(5)(6)(11)(13)
 - FOUND MONUMENT AS NOTED
 - SET 1" BRASS DISK STAMPED L.S. 7944
 - SET 3/4" IRON PIPE WITH PLUG STAMPED L.S. 7944
 - ◆ SECTION CORNER AS NOTED
 - ◆ CENTER OF SECTION AS NOTED
 - ◆ ONE-QUARTER CORNER AS NOTED
 - △ NOS STATION
 - AC ACRES
 - m METERS
 - OA OVERALL
 - O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
 - P.E. PEDESTRIAN EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - (R) RADIAL LINE
 - SF SQUARE FEET
 - S.S.F.M.E. SANITARY SEWER FORCE MAIN EASEMENT
 - V.E. VISIBILITY EASEMENT
 - (X) SHEET INDEX
 - |||| NO INGRESS/EGRESS RIGHTS LINE PER (11)
 - CITY OF ELK GROVE / COUNTY OF SACRAMENTO BOUNDARY LINE

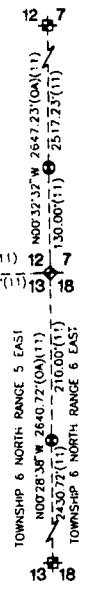
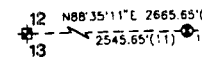
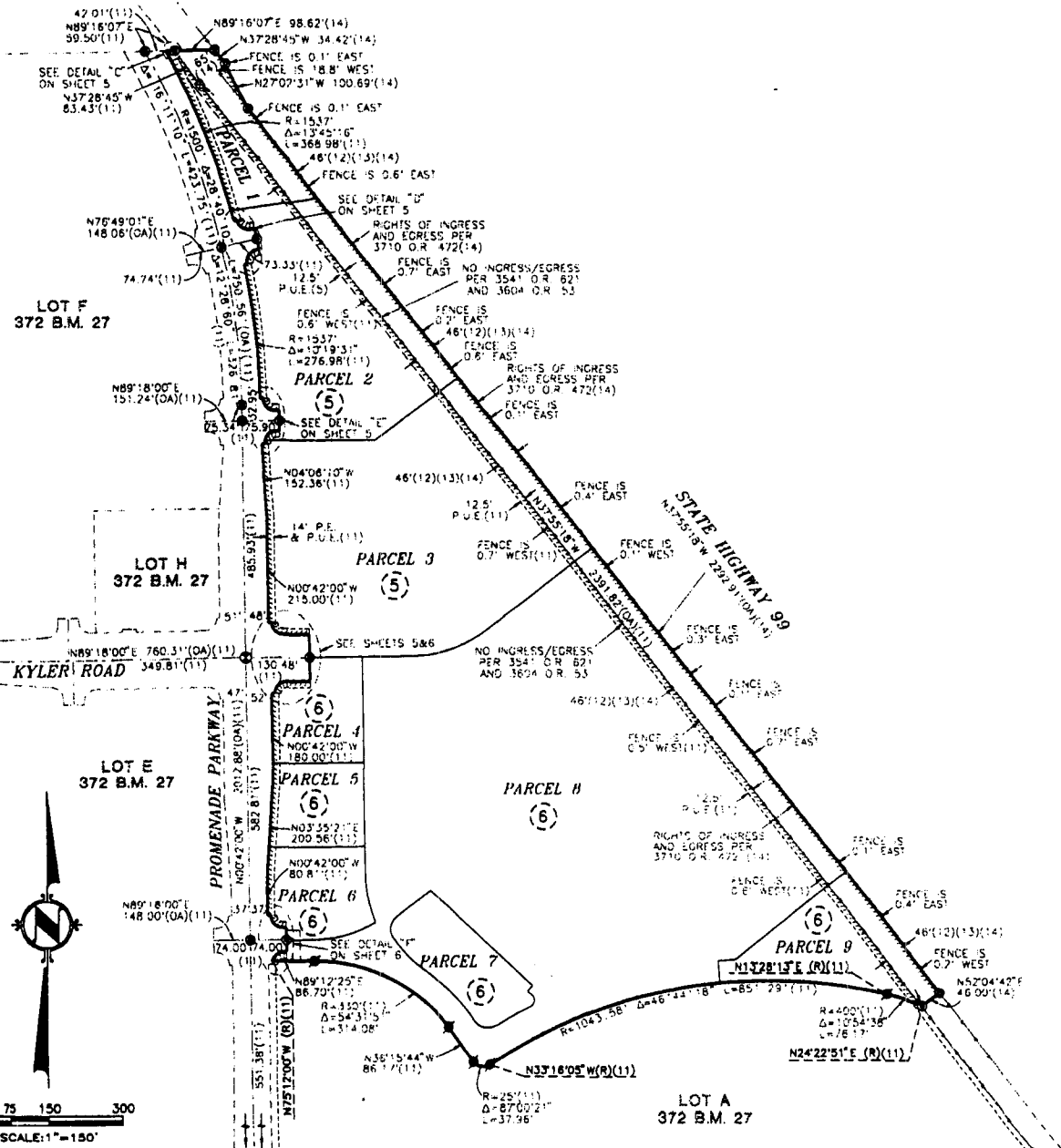
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OCTOBER 2008
 Sheet 3 of 6
 161010

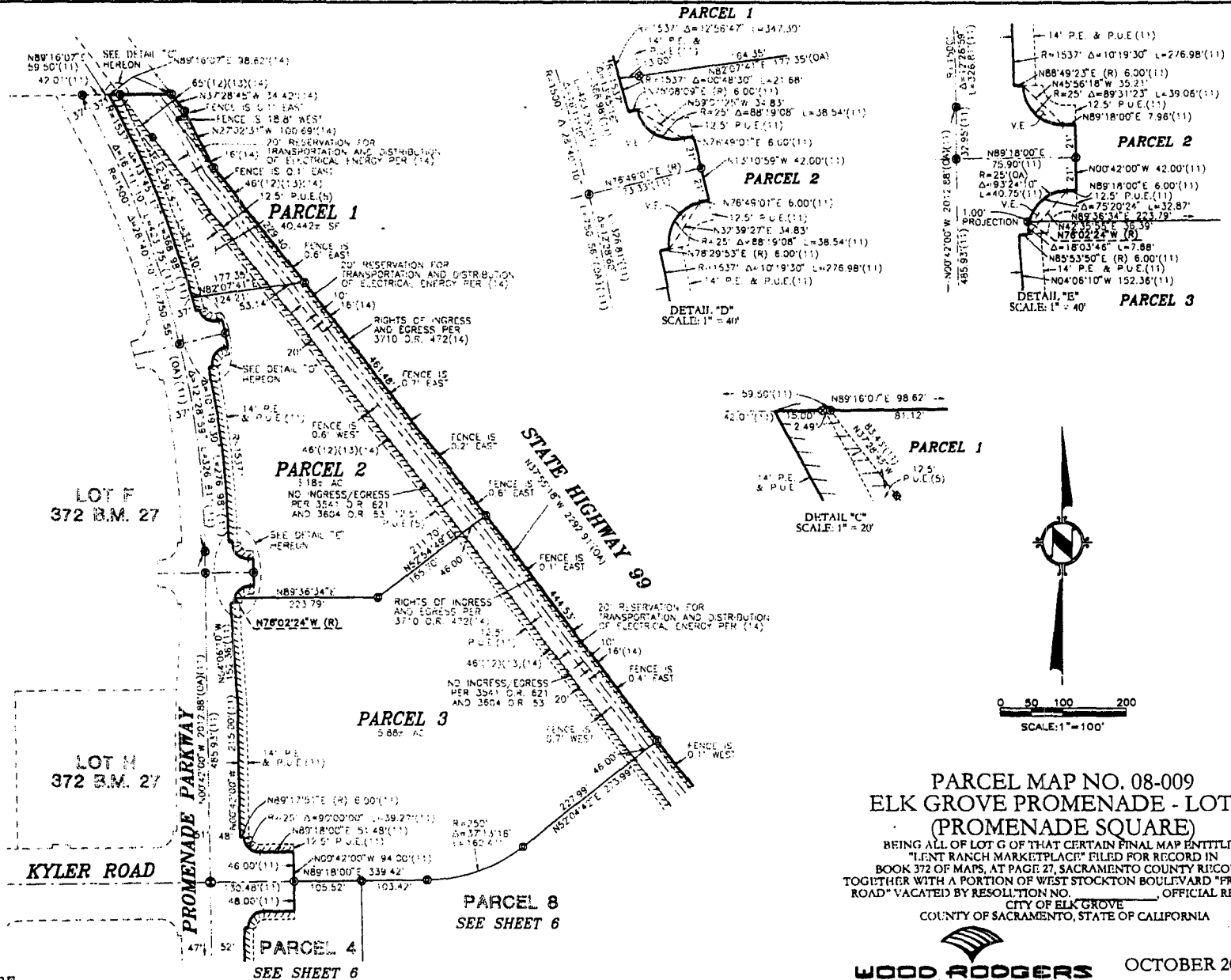
SEE SHEET 2 FOR NOTES.
SEE SHEET 3 FOR BASIS OF
BEARINGS, LEGEND AND REFERENCES.



BOUNDARY SHEET & SHEET INDEX
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OCTOBER 2008
Sheet 4 of 6
1610010

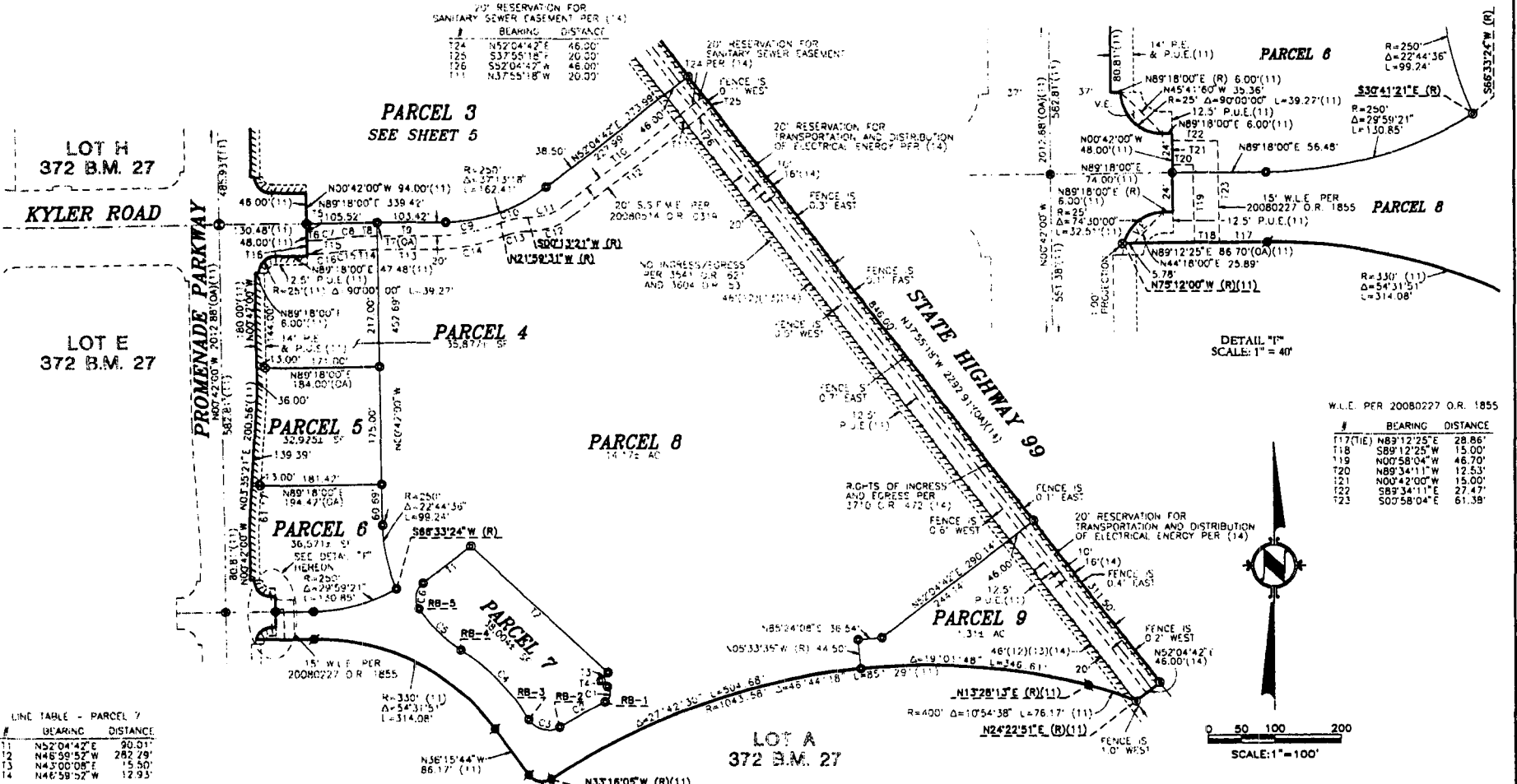


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OCTOBER 2008
 Sheet 5 of 6
 161010



LINE TABLE - PARCEL 7

#	BEARING	DISTANCE
11	N52°04'42"E	20.00'
12	N48°50'52"W	282.79'
13	N43°00'08"E	15.50'
14	N48°58'52"W	12.93'

CURVE TABLE - PARCEL 7

#	RADIUS	DELTA	LENGTH
C1	R=14.50'	Δ=110°35'47"	L=27.99'
C2	R=1103.58'	Δ=04°02'49"	L=77.95'
C3	R=34.50'	Δ=87°05'41"	L=52.44'
C4	R=380.50'	Δ=22°08'24"	L=148.81'
C5	R=234.50'	Δ=21°52'44"	L=89.55'
C6	R=29.50'	Δ=85°39'35"	L=44.10'

RADIAL BEARING TABLE - PARCEL 7

#	BEARING
RB-1	S26°24'05"E (R) R=14.50'
RB-2	S30°26'54"E (R) R=34.50'
RB-3	S56°38'47"W (R) R=34.50'
RB-4	S34°32'25"W (R) R=234.50'
RB-5	S58°25'07"W (R) R=234.50'

S.S.F.M.E. PER 20080514 O.R. 0319

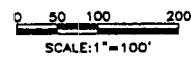
LINE TABLE S.S.F.M.E.

#	BEARING	DISTANCE
15(THE)	N00°42'00"W	75.00'
16	N89°18'00"E	10.00'
17	N89°18'00"E	115.25'
18	N89°18'00"E	25.00'
19	N89°18'00"E	80.25'
20	N52°04'42"E	222.55'
21	S37°55'18"E	20.00'
22	S52°04'42"W	222.55'
23	S89°18'00"W	80.25'
24	S89°18'00"W	25.00'
25	S89°18'00"W	10.00'
26	N00°42'00"W	20.00'

CURVE TABLE S.S.F.M.E.

#	RADIUS	DELTA	LENGTH
C7	R=240'	Δ=08°08'34"	L=33.97'
C8	R=260'	Δ=08°08'34"	L=36.80'
C9	R=260'	Δ=21°17'31"	L=98.67'
C10	R=110'	Δ=22°12'52"	L=42.65'
C11	R=90'	Δ=38°08'38"	L=58.92'
C12	R=110'	Δ=38°08'38"	L=73.25'
C13	R=90'	Δ=22°12'52"	L=34.89'
C14	R=280'	Δ=21°17'31"	L=94.05'
C15	R=240'	Δ=08°08'34"	L=33.97'
C16	R=260'	Δ=08°08'34"	L=36.20'

PARCEL MAP NO. 08-009
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OCTOBER 2008
 Sheet 6 of 6
 1610111

SEE SHEET 2 FOR NOTES.
 SEE SHEET 3 FOR BASIS OF
 BEARINGS, LEGEND AND REFERENCES.

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2008-239**

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

I, Susan J. Blackston, 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 October 22, 2008 by the following vote:

AYES : COUNCILMEMBERS: Cooper, Leary, Scherman

NOES: COUNCILMEMBERS: None

ABSTAIN : COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Davis, Hume


Susan J. Blackston, City Clerk
City of Elk Grove, California