

RESOLUTION NO. 2008-264

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING PARCEL MAP NO. 07-123.00 VINEYARD AT MADEIRA AND
AUTHORIZING THE MAYOR TO EXECUTE THE SUBDIVISION IMPROVEMENT
AGREEMENT**

WHEREAS, the City approved a Tentative Parcel Map on June 25th, 2008 for Parcel Map No. 07-123.00 Vineyard at Madeira Project (Project); and

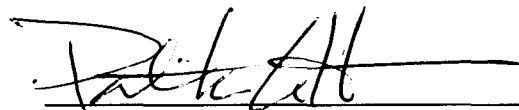
WHEREAS, the owners have submitted to the City for approval a proposed Parcel Map consistent with the previously approved Tentative Parcel Map; and

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. 07-123.00, Vineyard at Madeira 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. 07-123.00, Vineyard at Madeira, a copy of which is hereby attached and made part of this Resolution, and authorizes the Mayor to execute the Subdivision Improvement Agreement submitted at the Elk Grove City Council meeting in connection with the owner Taylor/Village Sacramento Investment Partners, L.P., a California Limited Partnership.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 10th day of December 2008.



PATRICK HUME, MAYOR 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 HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR ANY AND ALL PUBLIC USES, SUBJECT TO IMPROVEMENT, BRUCEVILLE ROAD AND POPPY RIDGE ROAD SHOWN HEREON AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE EASEMENTS FOR THE FOLLOWING SPECIFIC PURPOSES:

- (1) AN EASEMENT FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THE STRIP OF LAND SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).
- (2) RIGHTS OF WAYS AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THE STRIP OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.).
- (3) VISIBILITY EASEMENTS TO BE KEPT FREE FROM SIGNS, HEDGES, FENCES, STRUCTURES, NATURAL GROWTH OR OTHER OBSTRUCTIONS TO THE VIEW HIGHER THAN TWO AND ONE-HALF (2.5) FEET ABOVE THE NEAREST PAVEMENT SURFACE, WITHIN THE AREA AND ACROSS THE LAND SHOWN HEREON AND DESIGNATED "VISIBILITY EASEMENT" (V.E.).

TAYLOR/VILLAGE SACRAMENTO INVESTMENT PARTNERS, L.P.
A CALIFORNIA LIMITED PARTNERSHIP

BY: VPI, INC., A CALIFORNIA CORPORATION
ITS: GENERAL PARTNER

BY: John Glikberg
JOHN GLIKBERG, VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) SS
ON November 3 2009 BEFORE ME, L. D. DACAPANO
NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED
JOHN GLIKBERG

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.

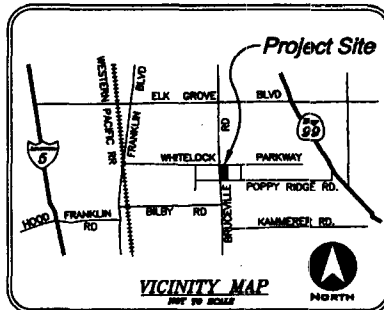
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE L. D. Dacapano
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN San Francisco COUNTY

MY COMMISSION EXPIRES: 2/02/2012



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 TSD ENGINEERING IN AUGUST 2008. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY OCTOBER, 2008 AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THE NOTES TO ANY CENTERLINE POINTS WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER BY THE ABOVE DATE.

THE NET AREA OF THIS PARCEL MAP IS 16.469± ACRES; CONSISTING OF 6 COMMERCIAL PARCELS.

John E. Klam
JOHN E. KLAMM, L.S. 7375
LICENSE EXPIRES 12/31/09



10/31/08
DATE

SIGNATURE OMISSIONS

PURSUANT TO SECTION 86438(a)(3)(A)(i)-(iv) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDER BY LISTED DEED HAS BEEN OMITTED, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE, AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY:

- 1. SACRAMENTO MUNICIPAL UTILITY DISTRICT, EASEMENT HOLDER FOR RIGHT OF WAY PER BOOK 20020826, PAGE 1816, OFFICIAL RECORDS OF SACRAMENTO COUNTY. (SAID EASEMENT FALLS IN THE DEDICATED PORTION OF BRUCEVILLE ROAD)
- 2. SACRAMENTO COUNTY WATER AGENCY, EASEMENT HOLDER FOR WATER PIPELINE EASEMENTS PER BOOK 20081015, PAGE 38, 20081015, PAGE 39 AND 20081027, PAGE 48, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF PARCEL MAP NO. 07-123.00 "VINEYARD AT MADEIRA" AND FIND IT TO BE TECHNICALLY CORRECT.

John Crawford
JOHN CRAWFORD
R.C.E. NO. 32935
REGISTRATION EXPIRES: 6/30/2010

DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF PARCEL MAP NO. 07-123.00 "VINEYARD AT MADEIRA" AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON JUNE 25, 2006, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE _____
FRITZ BUCHMAN
CITY ENGINEER, CITY OF ELK GROVE
R.C.E. NO. 60418
REGISTRATION EXPIRES: 6/30/10

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 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.

Susan J. Blackston
SUSAN J. BLACKSTON
CLERK OF THE CITY COUNCIL
CITY OF ELK GROVE, CALIFORNIA

DATE _____

COUNTY RECORDER'S STATEMENT

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

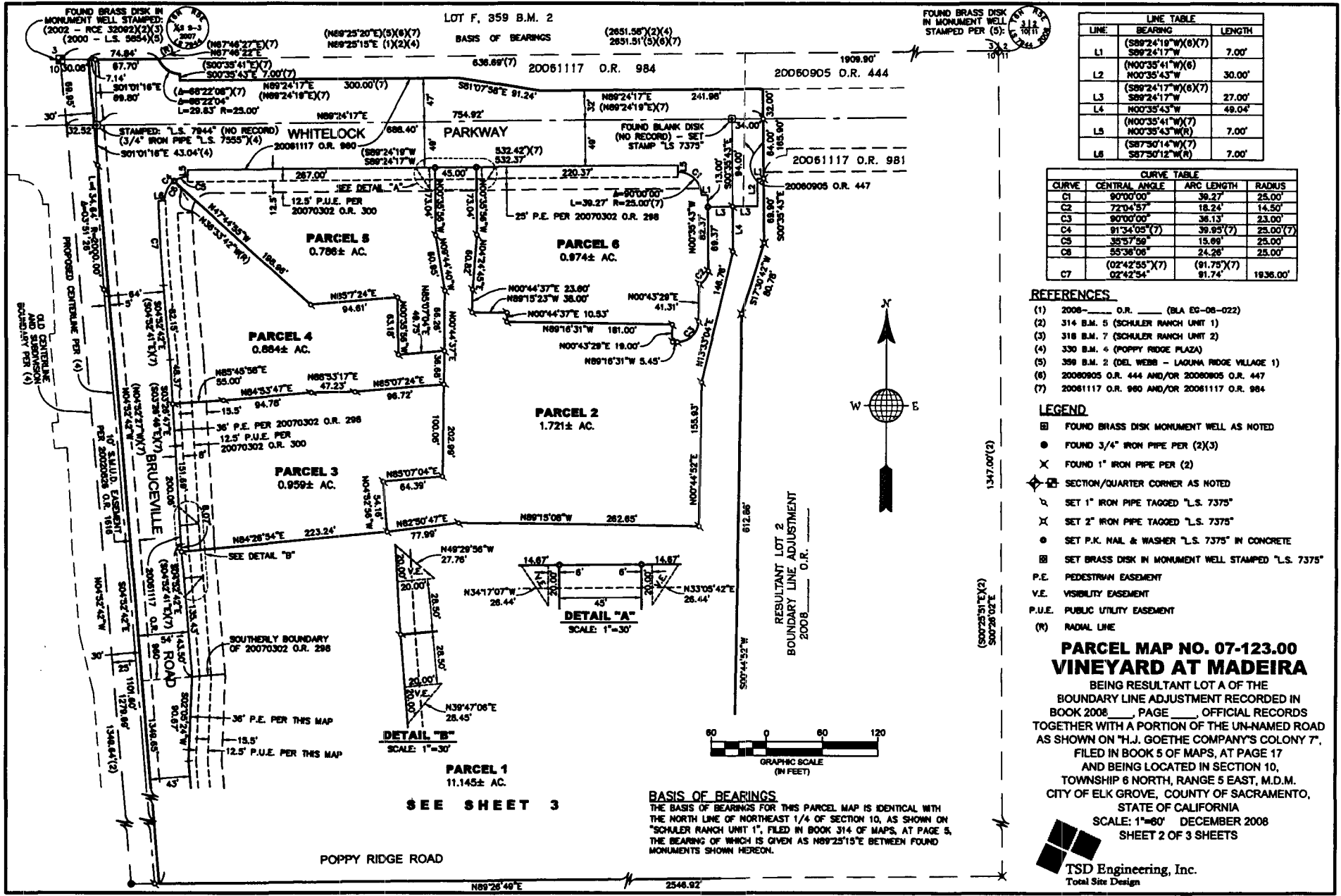
RECORDED IN SACRAMENTO COUNTY
STATE OF CALIFORNIA

BY: _____ DEPUTY
DOCUMENT NO.: _____ FEE: _____

**PARCEL MAP NO. 07-123.00
VINEYARD AT MADEIRA**

BEING RESULTANT LOT A OF THE BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 2008____, PAGE____, OFFICIAL RECORDS AND BEING LOCATED IN SECTION 10, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.M. CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
DECEMBER 2008
SHEET 1 OF 3 SHEETS





LINE TABLE		
LINE	BEARING	LENGTH
L1	(S89°24'19"W)(6)(7) S89°24'17"W	7.00'
L2	(N00°35'41"W)(6) N00°35'43"W	30.00'
L3	(S89°24'17"W)(6)(7) S89°24'17"W	27.00'
L4	N00°35'43"W	49.04'
L5	(N00°35'41"W)(7) N00°35'43"W(R)	7.00'
L6	(S87°50'14"W)(7) S87°50'12"W(R)	7.00'

CURVE TABLE			
CURVE	CENTRAL ANGLE	ARC LENGTH	RADIUS
C1	90°00'00"	36.27'	25.00'
C2	72°04'57"	18.24'	14.50'
C3	90°00'00"	36.13'	23.00'
C4	91°34'05"(7)	39.95'(7)	25.00'(7)
C5	35°57'59"	15.89'	25.00'
C6	55°36'08"	24.26'	25.00'
C7	(02°42'55"X)(7) 02°42'54"	(91.75')(7) 91.74'	1836.00'

- REFERENCES**
- (1) 2008 O.R. (BLA EC-08-022)
 - (2) 314 B.M. 5 (SCHULER RANCH UNIT 1)
 - (3) 318 B.M. 7 (SCHULER RANCH UNIT 2)
 - (4) 330 B.M. 4 (POPPY RIDGE PLAZA)
 - (5) 359 B.M. 2 (DEL WEBB - LAQUINA RIDGE VILLAGE 1)
 - (6) 20080905 O.R. 444 AND/OR 20080905 O.R. 447
 - (7) 20081117 O.R. 980 AND/OR 20081117 O.R. 984

- LEGEND**
- [Symbol] FOUND BRASS DISK MONUMENT WELL AS NOTED
 - [Symbol] FOUND 3/4" IRON PIPE PER (2)(3)
 - [Symbol] FOUND 1" IRON PIPE PER (2)
 - [Symbol] SECTION/QUARTER CORNER AS NOTED
 - [Symbol] SET 1" IRON PIPE TAGGED "L.S. 7375"
 - [Symbol] SET 2" IRON PIPE TAGGED "L.S. 7375"
 - [Symbol] SET P.K. NAIL & WASHER "L.S. 7375" IN CONCRETE
 - [Symbol] SET BRASS DISK IN MONUMENT WELL STAMPED "L.S. 7375"
 - P.E. PEDESTRIAN EASEMENT
 - V.E. VISIBILITY EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - (R) RADIAL LINE

PARCEL MAP NO. 07-123.00 VINEYARD AT MADEIRA

BEING RESULTANT LOT A OF THE
BOUNDARY LINE ADJUSTMENT RECORDED IN
BOOK 2008, PAGE, OFFICIAL RECORDS
TOGETHER WITH A PORTION OF THE UN-NAMED ROAD
AS SHOWN ON "H.J. GOETHE COMPANY'S COLONY 7",
FILED IN BOOK 5 OF MAPS, AT PAGE 17
AND BEING LOCATED IN SECTION 10,
TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.M.
CITY OF ELK GROVE, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA
SCALE: 1"=60' DECEMBER 2008
SHEET 2 OF 3 SHEETS

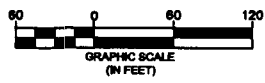
TSD Engineering, Inc.
Total Site Design

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PARCEL MAP IS IDENTICAL WITH
THE NORTH LINE OF NORTHEAST 1/4 OF SECTION 10, AS SHOWN ON
"SCHULER RANCH UNIT 1", FILED IN BOOK 314 OF MAPS, AT PAGE 5,
THE BEARING OF WHICH IS GIVEN AS N89°25'15"E BETWEEN FOUND
MONUMENTS SHOWN HEREON.

POPPY RIDGE ROAD

SEE SHEET 3

N89°28'49"E 2546.92'



1347.00(2)

(S00°25'31"E)(2)
S00°26'02"E

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2008-264**

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 December 10, 2008 by the following vote:

AYES : COUNCILMEMBERS: *Davis, Hume, Cooper, Scherman, Detrick*

NOES: COUNCILMEMBERS: *None*

ABSTAIN : COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*


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