

RESOLUTION NO. 2008-43

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING McCOWN PARCEL MAP NO. 04-720.00**

WHEREAS, the City of Elk Grove approved a Tentative Parcel Map on February 22, 2006 for McCown Parcel Map (EG-04-720);


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

WHEREAS, City 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 McCown Parcel Map 04-720.00 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 McCown Parcel Map No. 04-720.00, a copy of which is hereby attached and made part of this Resolution; submitted at the Elk Grove City Council meeting in connection with **CARLO R. MANANGAN AND SUSAN BRAVO MANANGAN**.

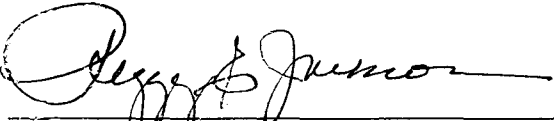
PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 27th day of February 2008.



GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

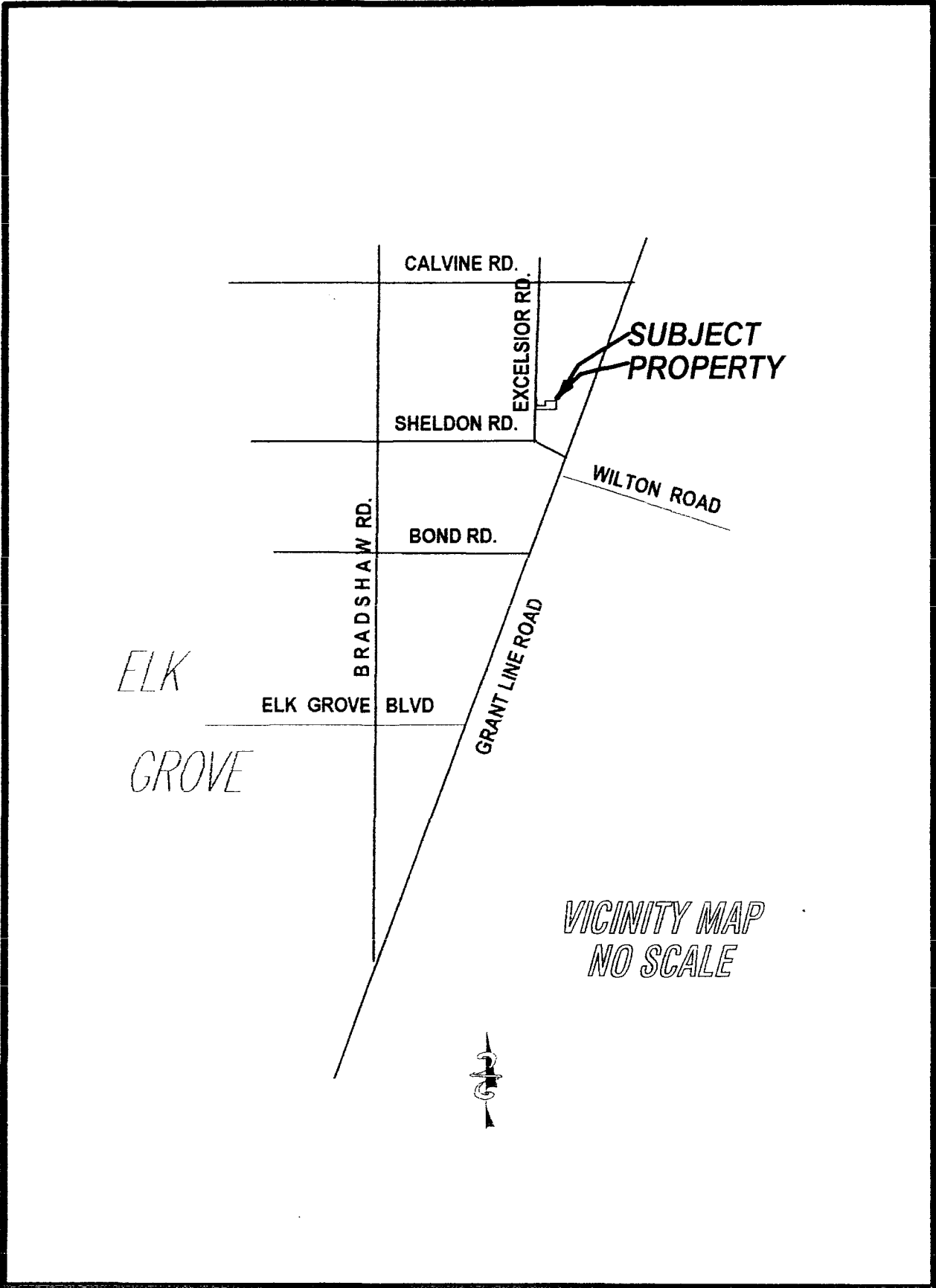


PEGGY E. JACKSON, CITY CLERK



SUSAN COCHRAN, CITY ATTORNEY

McCown Parcel Map



OWNERS 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 THE PUBLIC ROAD SHOWN HEREON SUBJECT TO IMPROVEMENT AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

RIGHTS OF WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF WATER, GAS, DRAINAGE PIPES, AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICE, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT LINE" (P.U.E.)

EASEMENTS FOR PLANTING AND MAINTAINING TREES, 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 STRIPS OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC ROAD, SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT." (P.U.E.)

THE EXCLUSIVE RIGHT OF VEHICULAR INGRESS AND/OR EGRESS IS GRANTED TO THE CITY OF ELK GROVE ACROSS PARCEL "A" SHOWN HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHT IS LINE." (////////)

A RIGHT OF WAY AND EASEMENT FOR EMERGENCY ACCESS PURPOSE, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THE "PRIVATE DRIVEWAY" SHOWN HEREON AND DESIGNATED "EMERGENCY ACCESS EASEMENT." (E.A.E.)

Carlo R. Manangan Susan Bravo Manangan
CARLO R. MANANGAN SUSAN BRAVO MANANGAN

NOTARY CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF Sacramento

ON 01-12-2008 BEFORE ME, D.M. Elich, Notary Public
PERSONALLY APPEARED Carlo R. Manangan and Susan Bravo Manangan
Susan Bravo Manangan 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/HEY 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 ENITY 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 D.M. Elich D.M. Elich
PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Sacramento, CA

MY COMMISSION EXPIRES 04/14/2010

TRUSTEE'S STATEMENT

FIDELITY NATIONAL TITLE INSURANCE COMPANY,
TRUSTEE UNDER DEED OF TRUST DATED OCTOBER
13, 2006 IN BOOK 200610-20, PAGE 0904.

NAME DATE

NOTARY CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____
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/HEY 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 ENITY 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 _____ PRINTED NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS _____

MY COMMISSION EXPIRES _____

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 FINAL MAP OF PARCEL MAP No. EG-04-720.00 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 _____
PEGGY E. JACKSON
CLERK OF THE CITY COUNCIL
CITY OF ELK GROVE, CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP No. EG-04-720.00 AND FIND IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON _____, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPILED WITH.

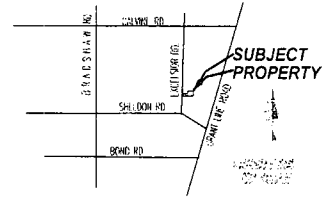
FRITZ BUCHMAN
CITY ENGINEER, CITY OF ELK GROVE
RCE No. 60418
REGISTRATION EXPIRES: 06-30-08

DATE _____ BY : _____ DEPUTY _____ CITY RECORDER _____

Mc COWN PARCEL MAP NO. EG-04-720.00
A PORTION OF LOT 11 AS SHOWN ON THE MAP ENTITLED "PLAT OF COFFING OAKS" FILED IN BOOK 13 OF MAPS

MAP NO. 22.
CITY OF ELK GROVE,
FEBRUARY SHEET 1 of 2

CALIFORNIA
2008



SURVEYORS 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 LARRY W. McCOWN AND KATHLEEN J. McCOWN FEBRUARY 2006. 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. TOTAL AREA FOR THIS MAP IS 6.9128 ACRES AND CONSISTS OF THREE (3) PARCELS.



Evan K. Winn
EVAN K. WINN L.S. 5209
EXP. DATE, JUNE 30, 2009

DIRECTOR OF PUBLIC WORKS STATEMENT

I HEREBY STATE I HAVE EXAMINED THIS FINAL MAP OF PARCEL MAP NO. EG-04-720.00 AND FIND IT TO BE TECHNICALLY CORRECT.

DIRECTOR OF PUBLIC WORKS, CITY OF ELK GROVE
CHERYL FRANCES CRESON, R.C.E. 30334
REGISTRATION EXPIRES: MARCH 31, 2008
DATE: _____

RECORDER'S STATEMENT

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

BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF EXCELSIOR ROAD AS SHOWN ON THAT MAP FILED IN BOOK 202 OF MAPS, MAP NO. 12, SACRAMENTO COUNTY RECORDS, WHICH IS IN NORTH 00°46'56" EAST, AND WAS ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON.

LEGEND

- FOUND MONUMENT AS DESCRIBED
- ⊙ SET 3/4" IRON PIPE TAGGED L.S. 6209
- ⊙ SET SPIKE AND WASHER TAGGED L.S. 5209
- (1) RECORD PER 173 PM 10
- (2) RECORD PER 13 BM 22
- (3) RECORD PER 202 BM 12-C
- (4) RECORD PER 41 RS 19
- (5) DEED CALL
- (6) RECORD AS PER 90 PM 7
- (R) RADIAL BEARING
- ////// ACCESS RIGHT GRANTED TO THE CITY OF ELK GROVE

Mc COWN PARCEL MAP NO. EG-04-720.00
A PORTION OF LOT 11 AS SHOWN ON THE MAP ENTITLED "PLAT OF COFFING OAKS" FILED IN BOOK 13 OF MAPS

MAP NO. 22.

CITY OF ELK GROVE, CALIFORNIA
 FEBRUARY 2008 SCALE 1" = 60'
 SHEET 2 of 2

IMPROVEMENT STATEMENT

EXCELSIOR ROAD - THIS PARCEL MAP IS SUBJECT TO THE CURRENT CITY ORDINANCE FOR FRONTAGE IMPROVEMENTS ON EXCELSIOR ROAD PRIOR TO ISSUANCE OF ANY PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE PARCELS SHOWN HEREON.

CURVE LEGEND

CURVE #	RADIUS	DELTA	ARCH LENGTH
1	55.00'	44°22'08"	42.59'
2	55.00'	45°28'09"	43.65'
3	40.00'	249°49'58"	174.41'

1 1/4" IRON PIPE TAGGED R.C.E. 16047 S.E. COR. SHELDON PARK ESTATES PER 173 P.M. 10
 ACCEPTED AS NORTH LINE OF LOT 11, 13BM 22
 N 89°50'06" W 1568.29' (3)
 N 89°41'41" W 1568.29' (1)

NOTES:

1. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL PARCELS SHOWN HEREON PRIOR TO OCCUPANCY.
2. THE PRIVATE DRIVEWAY SHALL BE CONSTRUCTED TO THE SATISFACTION OF PUBLIC WORKS AND THE FIRE DEPARTMENT PRIOR TO THE ISSUANCE OF ANY PERMIT ON OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE HEREON CREATED PARCELS.

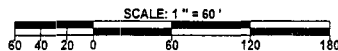
NOTES: CONTINUED

3. ALL PARCELS SHOWN HEREON ARE SUBJECT TO THE ROAD MAINTENANCE AGREEMENT RECORDED IN BK. 20061020, PG. 902, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

4. PARCELS "B" AND "C" WILL BE GRANTED ACCESS OVER THE PRIVATE DRIVEWAY AT THE TIME OF SALE OF EACH PARCEL.

1 1/4" IRON PIPE TAGGED R.C.E. 16047 S.E. COR. SHELDON PARK ESTATES PER 173 P.M. 10

ACCEPTED AS NORTH LINE OF LOT 11, 13 BM 22



173 P.M. 10

PORTION OF LOT 11 B.M. 13 - 22

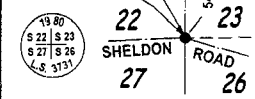
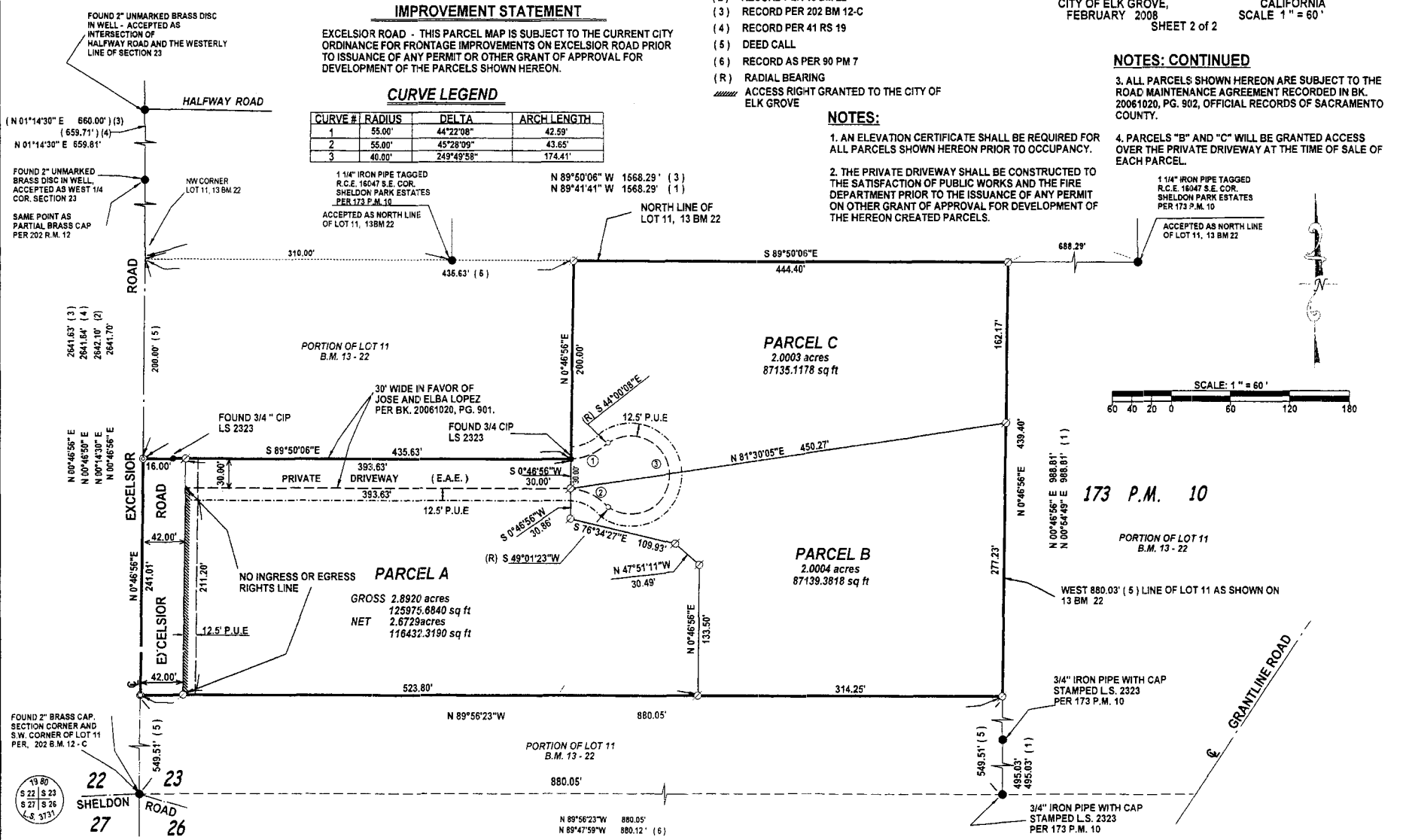
N 0°46'56" E 988.81'
 N 00°54'49" E 988.81' (1)

WEST 880.03' (5) LINE OF LOT 11 AS SHOWN ON 13 BM 22

3/4" IRON PIPE WITH CAP STAMPED L.S. 2323 PER 173 P.M. 10

3/4" IRON PIPE WITH CAP STAMPED L.S. 2323 PER 173 P.M. 10

GRANTLINE ROAD



**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2008-43**

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

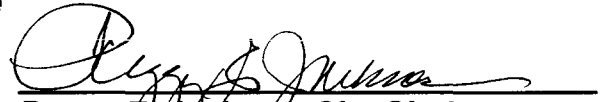
I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on February 27, 2008 by the following vote:

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

NOES: COUNCILMEMBERS: *None*

ABSTAIN : COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*



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

