

RESOLUTION NO. 2008-68

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING BOND & WATERMAN RETAIL CENTER PARCEL MAP NO. 07-049.00**

WHEREAS, the City approved a Tentative Parcel Map on January 17, 2008 for Bond & Waterman Retail Center Parcel Map (EG-07-049);


WHEREAS, the subdivider has 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 Bond & Waterman Retail Center Parcel Map 07-049.00 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 Bond & Waterman Retail Center Parcel Map No. 07-049.00, a copy of which is hereby attached and made part of this Resolution; submitted at the Elk Grove City Council meeting in connection with **TAYLOR/VILLAGE SACRAMENTO INVESTMENT PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP AND ELK GROVE WATERMAN ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP.**

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 26th day of March 2008.



GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



SUSAN J. BLACKSTON,
ASSISTANT CITY CLERK

APPROVED AS TO FORM:



SUSAN COCHRAN, CITY ATTORNEY


OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AND OFFER FOR DEDICATION AND DO 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.).

(4) 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" 

ELK GROVE WATERMAN ASSOCIATES, L.P.
A CALIFORNIA LIMITED PARTNERSHIP

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

BY: _____
JOHN GLIKBARG, VICE PRESIDENT

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

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

BY: _____
JOHN GLIKBARG, VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS

ON _____ BEFORE ME, _____
NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, 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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

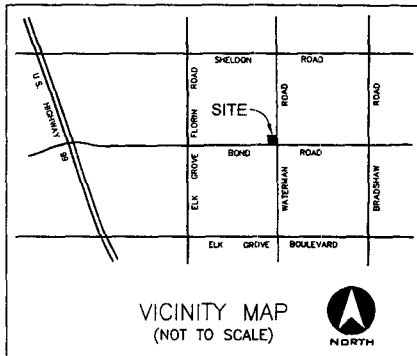
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

MY COMMISSION EXPIRES: _____



VICINITY MAP
(NOT TO SCALE)



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 FEBRUARY 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, 2009 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 4.722± ACRES; CONSISTING OF 4 COMMERCIAL PARCELS.

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

DATE _____

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66438(a)(3)(A)(i)-(iii) 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. COUNTY OF SACRAMENTO, EASEMENT HOLDER FOR PUBLIC ROADS PER BOOK 690319, PAGE 370, OFFICIAL RECORDS OF SACRAMENTO COUNTY. (SAID EASEMENT FALLS IN THE DEDICATED ROADS)

DIRECTOR OF PUBLIC WORKS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF PARCEL MAP NO. 07-049.00 "BOND & WATERMAN RETAIL CENTER" AND FIND IT TO BE TECHNICALLY CORRECT.

DIRECTOR OF PUBLIC WORKS, CITY OF ELK GROVE
CHERYL FRANCES CRESON, R.C.E. NO. 30334
REGISTRATION EXPIRES: 3/31/08

DATE _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF PARCEL MAP NO. 07-049.00 "BOND & WATERMAN RETAIL CENTER" AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON FEBRUARY 13, 2008, 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: 6/30/08

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 HAS ACCEPTED THE EASEMENTS HEREON OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, ALL AS SHOWN ON THIS MAP.

PEGGY E. JACKSON
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 WECKER SURVEYS. 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

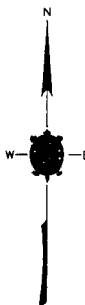
BY: _____ DEPUTY
FEE: _____

**PARCEL MAP NO. 07-049.00
BOND & WATERMAN
RETAIL CENTER**

BEING A PORTION OF SECTION 30,
TOWNSHIP 7 NORTH, RANGE 6 EAST, M.D.M.
CITY OF ELK GROVE, COUNTY OF SACRAMENTO,

STATE OF CALIFORNIA
APRIL 2008
SHEET 1 OF 3 SHEETS

**WECKER
SURVEYS**



FOUND BRASS CAP STAMPED: PER (2)



N89°59'14"W (9)
(N89°59'50"W)
(N89°59'42"E)
2634.08'
2634.08'(2)
2634.16'(1)
(2634.35')(9)

FOUND SAC. CO. SPIKE & WASHER PER (2)(9) ACCEPTED AS EAST 1/4 CORNER OF SECTION 30

IMPROVEMENT STATEMENT
ALL FRONTAGE IMPROVEMENTS REQUIRED FOR THE SUBJECT PROPERTY HAVE BEEN CONSTRUCTED AS PART OF THE BOND ROAD WIDENING PROJECT.

NOTES
RECIPROCAL EASEMENTS FOR ACCESS, PARKING, AND UTILITIES ACROSS PARCELS 1, 2, 3 AND 4 HAVE BEEN RESERVED PER BOOK _____ PAGE _____ OFFICIAL RECORDS OF SACRAMENTO COUNTY.

S.E. 1/4 SECTION 30
T.7 N., R.6 E., M.D.M.

BASIS OF BEARINGS

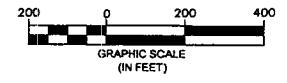
THE BASIS OF BEARINGS FOR THIS PARCEL MAP IS IDENTICAL WITH THE NORTH LINE OF SOUTHEAST 1/4 OF SECTION 30, AS SHOWN ON PARCEL MAP NO. 05-861.00, "WATERMAN SQUARE", FILED IN BOOK 199 OF PARCEL MAPS, AT PAGE 2, THE BEARING OF WHICH IS GIVEN AS N89°59'14"W BETWEEN FOUND MONUMENTS SHOWN HEREON.

REFERENCES

- (1) 110 P.M. 10 (SHELDON ROAD RANCH ESTATES)
- (2) 95 P.M. 29
- (3) 185 B.M. 16 (FALLBROOK UNIT NO. 1A)
- (4) 187 B.M. 9 (FALLBROOK UNIT NO. 2)
- (5) 196 B.M. 13 (FALLBROOK UNIT NO. 4)
- (6) 230 B.M. 1 (SUMMER PLACE)
- (7) 238 B.M. 4 (QUAIL RANCH ESTATES UNIT NO. 1)
- (8) 346 B.M. 2 (BOND ROAD 40)
- (9) 199 P.M. 2 (WATERMAN SQUARE)
- (10) 690226 O.R. 80, 20041012 O.R. 3333 AND 20041229 O.R. 1816
- (11) 20041222 O.R. 1757
- (12) 20041223 O.R. 1678
- (13) 20070417 O.R. 1837
- (14) 20070417 O.R. 1839

LEGEND

- FOUND 3/4" IRON PIPE PER (3)
- ⊙ FOUND 3/4" IRON PIPE PER (5)(6)
- ✕ FOUND MONUMENT AS NOTED
- ⊠ SECTION/QUARTER CORNER AS NOTED
- SET 1" IRON PIPE TAGGED "L.S. 7375"
- SET 2" IRON PIPE TAGGED "L.S. 7375"
- ⊗ CUT CROSS IN TOP OF CURB
- P.E. PEDESTRIAN EASEMENT
- V.E. VISIBILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- NO INGRESS OR EGRESS RIGHTS LINE



PARCEL MAP NO. 07-049.00
BOND & WATERMAN
RETAIL CENTER
BEING A PORTION OF SECTION 30,
TOWNSHIP 7 NORTH, RANGE 6 EAST, M.D.M.
CITY OF ELK GROVE, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA
APRIL 2008 SCALE: 1"=200'
SHEET 2 OF 3 SHEETS

WECKER
SURVEYS

2204.84'
2642.06'
2642.06'(1)
2644.97'(2)
2644.97'(6)

N000°08'48"E
(N000°08'38"E)
(N000°08'42"E)
(N000°09'21"E)

QUAIL RANCH UNIT NO. 1 238' B.M. 4
(437.01')(7)
437.22'

FOUND 3/4" IRON PIPE W/METAL CAP STAMPED "L.S. 3923" PER (7)

SOUTH 1/4 CORNER SECTION 30 (NOTHING FOUND) ESTABLISHED FROM RECORD DISTANCE TO CENTERLINE OF CROWELL DRIVE PER (8). SET BRASS CAP STAMPED:



(N89°46'09"W)
(N89°46'45"W)
(N89°58'13"W)
N89°45'56"W

SOUTH LINE OF S.E. 1/4 SECTION 30 ESTABLISHED FROM FOUND MONUMENTS IN CENTERLINES OF WHITEMORE DRIVE AND CROWELL DRIVE PER (3)(5)(6).

300.78' (300.90')(5)
N001°34'48"E
43.00'
SUMMER PLACE 230 B.M. 1
(N06°59'30"W)(6)
N06°47'28"W
122.24' R=500.00'

EAST LINE OF 10 AC. TRACT PER 910815 O.R. 1013 AND WEST LINE OF 690226 O.R. 80

(N001°42'E)(9)
N001°41'12"E
11.00'
(N89°46'09"W)(9)
N89°45'56"W 495.00'
(N89°45'56"W 495.00') (30 RODS)(10)

"WATERMAN SQUARE" 199 P.M. 2

(53-1/3 RODS)(10) 880.00'
373.00'
507.00'
N001°42'E(9)
N001°41'12"E
30

SEE SHEET 3
(30 RODS)(10)

SECTION CORNER (NOTHING FOUND) ESTABLISHED FROM RECORD DISTANCE TO CENTERLINE OF CROWELL DRIVE PER (5)(6). SET BRASS CAP STAMPED:



(N26°22'11"W)(6)
N26°10'10"W
214.00' R=500.00'

R=350.00'
N22°50'58"W 274.43'
(N23°03'07"W)(3)

(N89°06'06"E)(8)
N89°56'03"E

FOUND 3/4" IRON PIPE W/PLASTIC PLUG STAMPED "L.S. 7944" PER (B)
BOND ROAD 40 346 B.M. 2

136.94' (137.00')(3)
378.80'(3)
(N000°01'47"E)(3)
N001°3'56"E
164.67'

FALLBROOK UNIT NO. 1A 185 B.M. 16

273.30'(4)
FALLBROOK UNIT NO. 2 187 B.M. 9

300.78' (300.90')(5)
FALLBROOK UNIT NO. 4 196 B.M. 13

BOND ROAD 1540.10'(5)(6)

495.00' 30 29 31 32

2652.25'
(2651.99')(2)(9)

N000°09'21"E(1)
(N001°34'12"E)(2)
(N001°42'E)(9)

ROAD WATERMAN ROAD

880.00' (53-1/3 RODS)(10)

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2008-68

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


I, Susan J. Blackston, Assistant 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 March 26, 2008 by the following vote:

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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN : **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*


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