

RESOLUTION NO. 2009-240

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING PARCEL MAP NO. 06-1034.00
HARBOUR COVE COMMERCIAL CENTER**

WHEREAS, the City of Elk Grove (City) approved a Tentative Parcel Map on June 21, 2007 titled Harbour Cove, EG-06-1034; and

WHEREAS, consistent with the approved Tentative Parcel Map, Harbour Pointe North, LLC, a California Limited Liability Company (Owner) submitted to the City for approval Parcel Map No. 06-1034.00, Harbour Cove Commercial Center; 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; and

WHEREAS, the City has determined that this Parcel Map is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Article 19, Categorical Exemptions, Section 14301, Existing Facilities, (Class 1) and Section 15315, Minor Land Divisions, (Class 15).

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. 06-1034.00, Harbour Cove Commercial Center 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. 06-1034.00, Harbour Cove Commercial Center, a copy of which is hereby attached as Exhibit A and made part of this Resolution, submitted at the Elk Grove City Council meeting in connection with the Owner.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 9th day of December 2009.



PATRICK HUME, MAYOR of the
CITY OF ELK GROVE

ATTEST:



SUSAN J. BLACKSTON, CITY CLERK

APPROVED AS TO FORM:



SUSAN COCHRAN, CITY ATTORNEY

EXHIBIT A

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

EG HARBOUR POINT NORTH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: CRAIG T. EHNISZ REVOCABLE TRUST, MANAGER

CRAIG T. EHNISZ REVOCABLE TRUST, DATED OCTOBER 22, 1990.

BY: CRAIG T. EHNISZ, TRUSTEE OF CRAIG T. EHNISZ REVOCABLE TRUST

NOTARY'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO)

ON OCTOBER 14, 2009 BEFORE ME Sharon A. Wickmann, Notary Public, PERSONALLY APPEARED CRAIG T. EHNISZ 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 of Sharon A. Wickmann

PRINT NAME: Sharon A. Wickmann

MY COMMISSION EXPIRES OCTOBER 13, 2012

MY PRINCIPAL PLACE OF BUSINESS IS IN Sacramento COUNTY.

MY COMMISSION NUMBER: 181748A

NOTARY'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO)

ON OCTOBER 12, 2009 BEFORE ME Steven R. Ourada, Notary Public, PERSONALLY APPEARED CRAIG T. EHNISZ 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.

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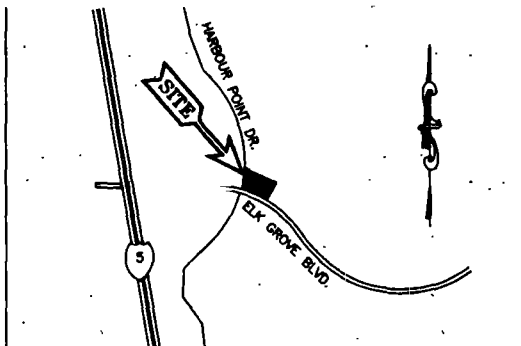
SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES

MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY.

MY COMMISSION NUMBER:



VICINITY MAP (NTS)

PARCEL MAP NO. 06-1034.00

HARBOUR COVE COMMERCIAL CENTER
PARCEL 2 OF 165 PM 7
CITY OF ELK GROVE
COUNTY OF SACRAMENTO STATE OF CALIFORNIA
DECEMBER 2009

SHEET 1 OF 4 SHEETS

OURADA ENGINEERING

3111 SUNSET BLVD., SUITE L
ROCKLIN, CALIFORNIA 95677

PHONE: (916) 624-1221

FAX: (916) 624-1232

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CRAIG T. EHNISZ IN JUNE, 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 INDICATED AND WILL BE SET BY DECEMBER 31, 2008; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE NOTES WILL BE PROVIDED TO THE CITY OF ELK GROVE FOR ALL CENTERLINE MONUMENTS BY THE ABOVE DATE.

THE SUBDIVISION WITHIN THE HEAVY BORDER CONTAINS 5.00 AC AND TWO PARCELS.

Signature of Steven R. Ourada
STEVEN R. OURADA, L.S. 6399
REGISTRATION EXPIRES: DECEMBER 31, 2010

OCTOBER 12, 2009
DATE:



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF HARBOUR COVE COMMERCIAL CENTER AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP CONDITIONALLY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ELK GROVE ON JUNE 21, 2007, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

RICHARD W. SHEPARD
CITY ENGINEER, CITY OF ELK GROVE
R.C.E. 35439
REGISTRATION EXPIRES: SEPTEMBER 30, 2011

DATE:

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP NO. 06-1034.00, HARBOUR COVE COMMERCIAL CENTER, AND FIND IT TO BE TECHNICALLY CORRECT.

RAYMOND MICHAEL MANGER
L.S. 5154
REGISTRATION EXPIRES: JUNE 30, 2011

DATE:

IMPROVEMENT CERTIFICATE:

THE FOLLOWING PUBLIC 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 THE ISSUANCE OF ANY PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE HEREDON CREATED PARCELS:

Table with 2 columns: IMPROVEMENT TYPE and REQUIREMENT. Includes entries for STREET, STREET LIGHT, SEWER, DRAINAGE, WATER, and HYDRANTS, all marked as 'REQUIRED'.

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, HARBOUR COVE COMMERCIAL CENTER.

DATE:

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

COUNTY RECORDER'S CERTIFICATE:

FILED THIS ___ DAY OF ___ 20___ AT ___ M., IN BOOK ___ OF PARCEL MAPS, AT PAGE ___ AT THE REQUEST OF STEVEN R. OURADA. TITLE TO THE LAND INCLUDED IN THIS PARCEL MAP BEING VESTED PER CERTIFICATE NO. ___ ON FILE IN THIS OFFICE.

DOCUMENT NO:

COUNTY RECORDER

FEE:

BY:

DEPUTY

PARCEL MAP
NO. 06-1034.00

HARBOUR COVE COMMERCIAL CENTER
PARCEL 2 OF 165 PM 7
CITY OF ELK GROVE
COUNTY OF SACRAMENTO STATE OF CALIFORNIA
DECEMBER 2009
SHEET 2 OF 4 SHEETS

OURADA ENGINEERING

3111 SUNSET BLVD., SUITE L
ROCKLIN, CALIFORNIA 95677

PHONE: (916) 624-1221

FAX: (916) 624-1232

SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66430(a)(3)(A)(i)-(vii) OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

SACRAMENTO COUNTY EASEMENT HOLDER OF WATER PIPELINES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED IN BOOK 910820, PAGE 676, OFFICIAL RECORDS OF SAID COUNTY.

ELK GROVE AS SUCCESSOR IN INTEREST OF SACRAMENTO COUNTY HOLDER OF AN IRREVOCABLE OFFER OF DEDICATION FOR ANY PUBLIC PURPOSES PER DOCUMENT RECORDED BOOK 910820, PAGE 677, OFFICIAL RECORDS OF SAID COUNTY.

ELK GROVE AS EASEMENT HOLDER OF THE FOLLOWING EASEMENT AS SHOWN ON THE PARCEL MAP NO. 01-0778 FILED IN THE OFFICE OF SACRAMENTO COUNTY IN BOOK 183, PAGE 7, OFFICIAL RECORDS OF SAID COUNTY:

- 1.) LANDSCAPE EASEMENT
- 2.) UTILITY EASEMENT

MPA, LLC, HOLDER OF DRAINAGE AND ACCESS EASEMENT PER DOCUMENT RECORDED IN BOOK 20020510, PAGE 1520, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

SACRAMENTO AREA SEWER DISTRICT (SASD, FORMERLY CSD-1) HOLDER OF SEWER EASEMENT PER DOCUMENT RECORDED IN BOOK 20041117, PAGE 1760, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

CITY OF ELK GROVE HOLDER OF BUS STOP EASEMENT AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED IN BOOK 20041206, PAGE 120, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

SACRAMENTO COUNTY WATER AGENCY HOLDER OF EASEMENT FOR NON-POTABLE WATER PIPE AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED IN BOOK 20050617, PAGE 2808 OF OFFICIAL RECORDS OF SAID COUNTY.

SACRAMENTO COUNTY WATER AGENCY HOLDER OF EASEMENT FOR NON-POTABLE WATER PIPELINE AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED BOOK 20051118, PAGE 2299, OFFICIAL RECORDS OF SAID COUNTY.

BENEFICIARY STATEMENT:

THE MECHANICS BANK, AS BENEFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 7, 2005, IN OFFICIAL RECORDS BOOK 20051007, O.R. AT PAGE 1945 AND DEED OF TRUST RECORDED MAY 10, 2007 IN OFFICIAL RECORDS BOOK 20070510, O.R. AT PAGE 823.

Bruce Lafgren
TITLE: VICE PRESIDENT

TITLE:

Bruce Lafgren
PRINT NAME:

PRINT NAME:

NOTARY'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA)

SS

COUNTY OF Placer)

ON October 22, 2009 BEFORE ME Lynda J. Bree ^{Notary Public}
PERSONALLY APPEARED Bruce Lafgren 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/IT/WEY 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

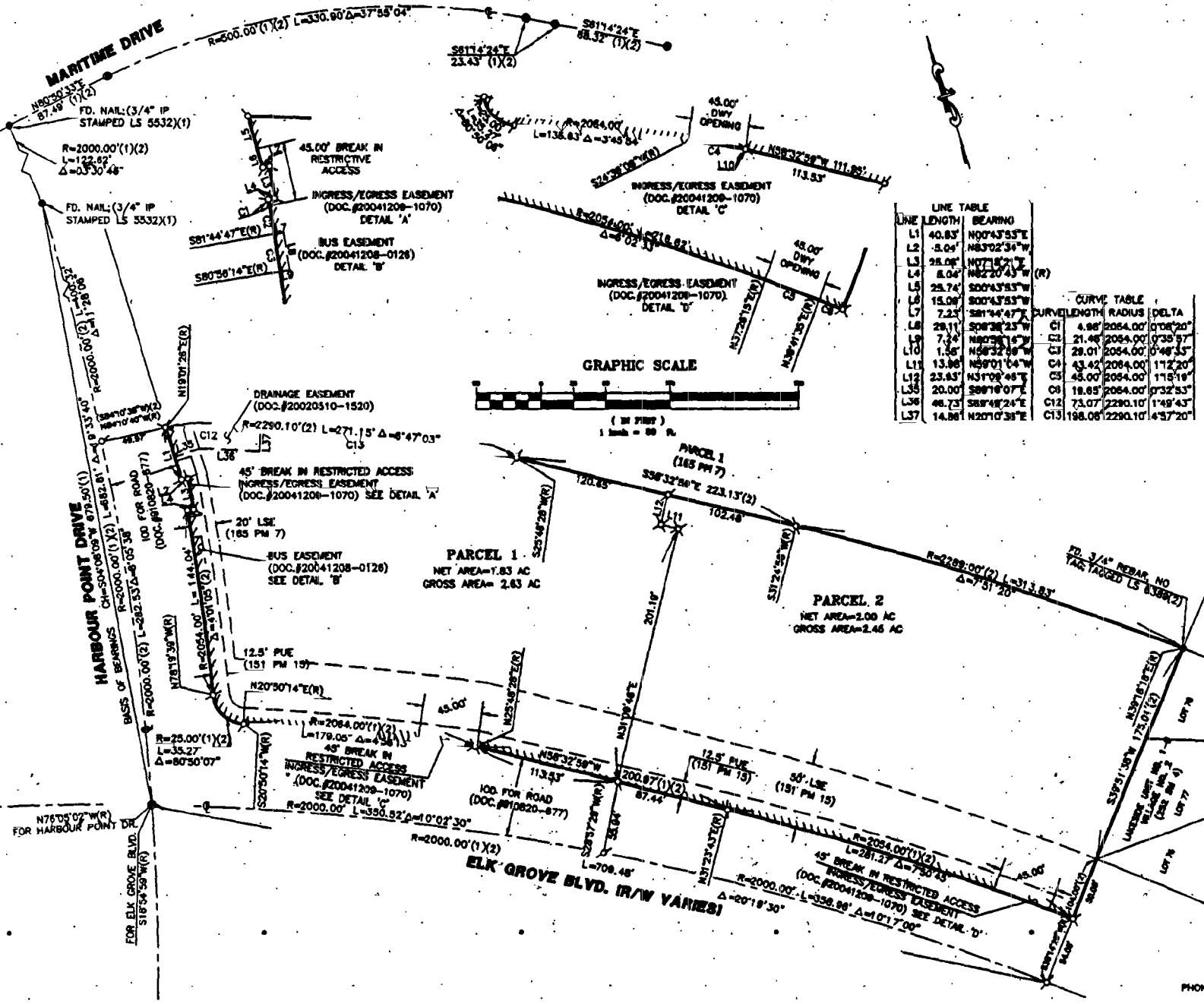
Lynda J. Bree
SIGNATURE

Lynda J. Bree
PRINT NAME

MY COMMISSION EXPIRES August 12, 2010

MY PRINCIPAL PLACE OF BUSINESS IS IN Placer COUNTY.

MY COMMISSION NUMBER: • 1681240



- REFERENCES**
- 1) 151 PM 15
 - 2) 165 PM 7

NOTES

1) SASD (FORMERLY CSD-1) WILL PROVIDE MAINTENANCE ONLY IN PUBLIC RIGHT-OF-WAYS AND IN MINIMUM 20-FOOT WIDE EASEMENTS DEDICATED TO CSD-1 FOR THE PURPOSE OF CONTINUOUS ACCESS AND MAINTENANCE. THE SUBJECT PROPERTY OWNER SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL NON-ASPHALT AND/OR ENHANCED SURFACE TREATMENTS OF STREET AND DRIVEWAYS DAMAGED BY SASD MAINTENANCE AND REPAIR OPERATIONS.

2) WATER, NON-POTABLE AND SEWER EASEMENTS ARE SHOWN ON SHEET 4.

3) SEE SHEET 4 "EASEMENT DETAIL" FOR ALL ADDITIONAL EASEMENTS.

- LEGEND**
- FD. MONUMENT AS NOTED
 - FD. 3/4" IRON PIPE STAMPED LS 5532 (2)
 - SET NAIL AND TAG LS 6389
 - SET 5/8" IRON PIPE TAGGED LS 6389
 - PUBLIC UTILITY EASEMENT
 - IRREVOCABLE OFFER OF DEDICATION
 - DRIVEWAY
 - RADIAL BEARING
 - LANDSCAPE EASEMENT
 - RESTRICTED ACCESS

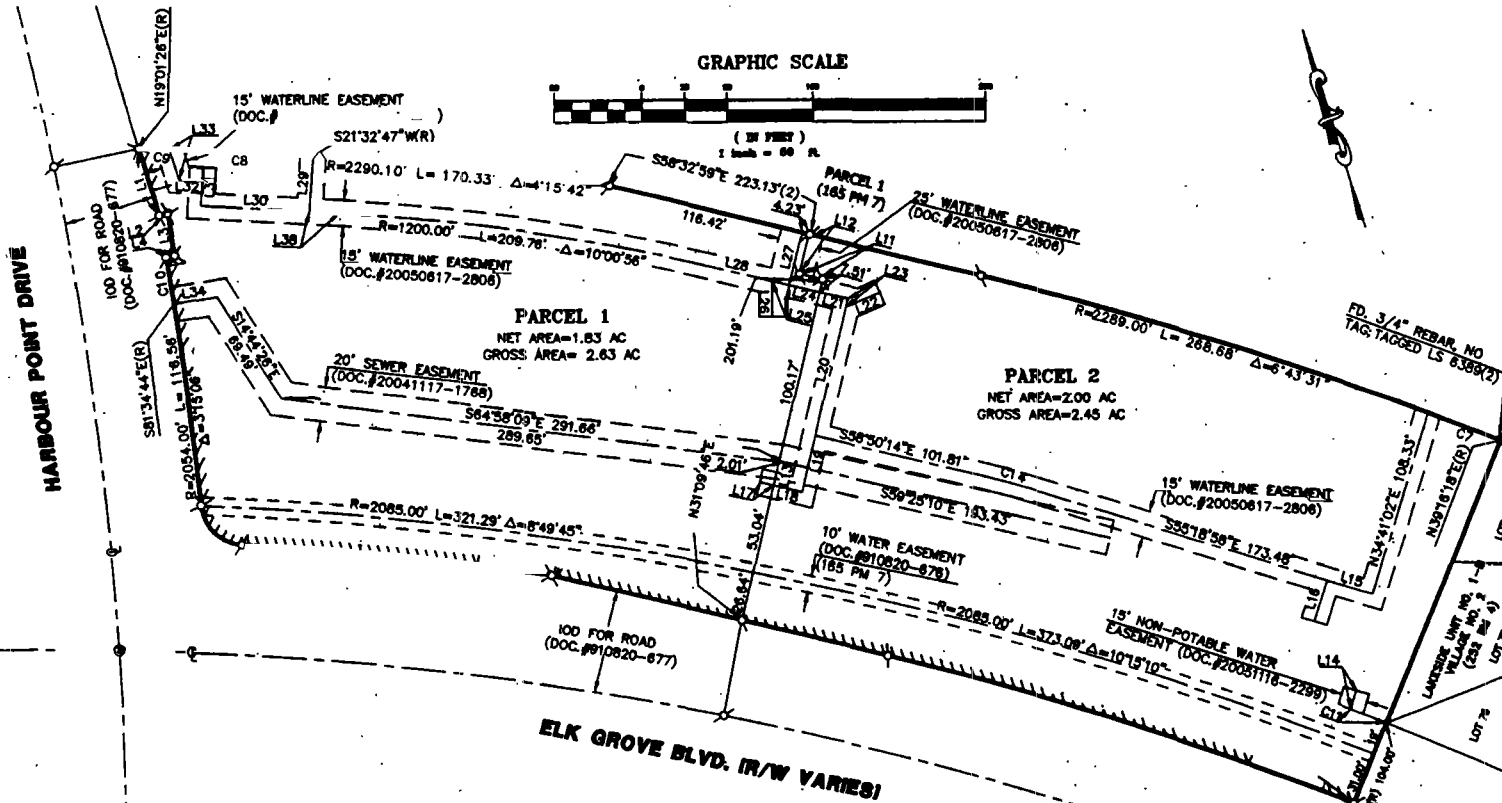
BASIS OF BEARINGS
THE BASIS OF BEARINGS OF THIS SURVEY IS CENTERLINE OF HARBOUR POINT DRIVE AS SHOWN ON 151 PM 15 THE CHORD BEARING OF WHICH IS N0°08'00"E.

PARCEL MAP NO. 06-1034.00
HARBOUR COVE COMMERCIAL CENTER

PARCEL 2 OF 165 PM 7
CITY OF ELK GROVE
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA
DECEMBER 2009 SCALE: 1"=50'
SHEET 3 OF 4 SHEETS
OURADA ENGINEERING
3111 SUNSET BLVD., SUITE L
ROCKLIN, CALIFORNIA 95677
PHONE: (916) 824-1221 FAX: (916) 824-1232

EASEMENT DETAILS

GRAPHIC SCALE



LINE	LENGTH	BEARING
L1	40.83'	N00°43'53"E
L2	5.04'	N83°02'34"W
L3	25.06'	N07°18'21"E
L4	5.04'	N82°20'43"W (R)
L11	13.98'	N59°01'04"W
L12	23.83'	N31°09'46"E
L13	13.83'	N31°09'46"E
L14	11.21'	N34°17'09"E
L15	27.22'	S55°18'58"E
L16	25.39'	S34°41'02"W
L17	8.29'	N58°50'14"W
L18	17.00'	N58°50'14"W
L19	33.08'	S31°09'46"W
L20	78.18'	S31°09'46"W
L21	17.00'	S59°01'04"E
L22	21.32'	N84°04'57"E
L23	4.78'	S31°09'46"W

LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA
L24	18.21'	S59°01'04"E	C7	45.14'	2289.00'	01°07'48"
L25	10.28'	S59°01'04"E	C8	82.89'	2290.10'	02°04'28"
L26	20.41'	N17°14'21"E	C9	17.84'	2290.10'	00°26'55"
L27	31.40'	N31°09'46"E	C10	27.48'	2054.00'	00°45'59"
L28	44.07'	S59°01'04"E	C11	21.80'	2104.00'	00°35'37"
L29	32.48'	S21°20'37"W	C14	30.73'	500.00'	03°31'16"
L30	62.77'	N88°02'00"W				
L31	22.49'	N20°33'43"E				
L32	13.84'	S71°50'44"E				
L33	18.73'	S00°43'53"W				
L34	25.00'	N81°55'18"W				
L38	17.01'	S89°02'00"E				

REFERENCES

- 151 PM 15
- 165 PM 7

NOTES

- SASD (FORMERLY CSD-1) WILL PROVIDE MAINTENANCE ONLY IN PUBLIC RIGHT-OF-WAYS AND IN MINIMUM 20-FOOT WIDE EASEMENTS DEDICATED TO CSD-1 FOR THE PURPOSE CONTINUOUS ACCESS AND MAINTENANCE. THE SUBJECT PROPERTY OWNER SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL NON-ASPHALT AND/OR ENHANCED SURFACE TREATMENTS OF STREET AND DRIVEWAYS DAMAGED BY SASD MAINTENANCE AND REPAIR OPERATIONS.
- WATER, NON-POTABLE AND SEWER EASEMENTS ARE SHOWN ON SHEET 4.
- SEE SHEET 4 "EASEMENT DETAIL" FOR ALL ADDITIONAL EASEMENTS.

LEGEND

- FD. MONUMENT AS NOTED ●
- FD. 3/4" IRON PIPE STAMPED LS 5532 (2) ●
- SET NAIL AND TAG LS 6389 ✕
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- PUBLIC UTILITY EASEMENT PUE
- IRREVOCABLE OFFER OF DEDICATION IOO
- DRIVEWAY DWY
- RADIAL BEARING (R)
- LANDSCAPE EASEMENT LSE
- RESTRICTED ACCESS //

PARCEL MAP NO. 06-1034.00

HARBOUR COVE COMMERCIAL CENTER

PARCEL 2 OF 165 PM 7

CITY OF ELK GROVE
 COUNTY OF SACRAMENTO
 STATE OF CALIFORNIA
 DECEMBER 2009 SCALE: 1"=50'

SHEET 4 OF 4 SHEETS

OURADA ENGINEERING

3111 SUNSET BLVD., SUITE L
 ROCKLIN, CALIFORNIA 95677

PHONE: (916) 824-1221

FAX: (916) 824-1232

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2009-240**

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

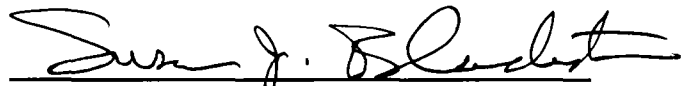
I, Susan J. Blackston, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 9, 2009 by the following vote:

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

NOES: COUNCILMEMBERS: *None*

ABSTAIN : COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*



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