

RESOLUTION NO. 2017-279

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAP FOR SUBDIVISION NO. 04-751, NORTHWEST UNIT 1,
AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION
IMPROVEMENT AGREEMENT**

WHEREAS, the City approved the Tentative Map for the Northwest Unit 1 Subdivision on September 25, 2005; and

WHEREAS, consistent with the approved Tentative Map, Capital Valley Homes, LLC, a California limited liability company submitted to the City for approval a Final Map for the Northwest Unit 1 Subdivision No. 04-751; and

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

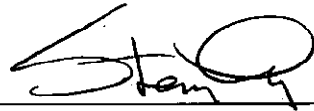
WHEREAS, the Subdivision Improvement Agreement, which is required for this final map and is intended to secure the delivery of the required public improvements, has been reviewed and approved by the City Attorney, and adequate security has been posted; and

WHEREAS, the City has determined that the Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268, (b) (3) Ministerial Projects, approval of final subdivision maps.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby finds as follows:

- 1) The location and configuration of the lots to be created by the Northwest Unit 1 Subdivision substantially comply with the previously-approved Tentative Map for Northwest Unit 1, Subdivision No. 04-751; and
- 2) The Final Map is categorically exempt from the California Environmental Quality Act (CEQA), Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial projects, approval of final subdivision maps; and
- 3) The City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves the Final Map for Northwest Unit 1 Subdivision No. 04-751, a copy of which is attached as Exhibit A to this Resolution; and
- 4) The City Manager is hereby authorized to execute the Subdivision Improvement Agreement and directs the City Clerk to transmit the Final Map to the County Recorder of the County of Sacramento for filing and transmit the Notice of Exemption to the County Clerk of Sacramento for filing.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 13th day of December 2017.




STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

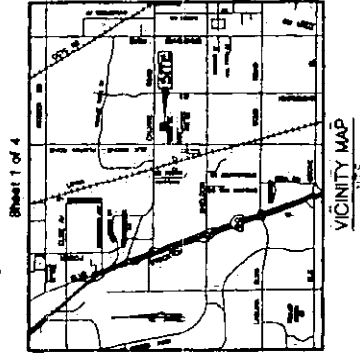
APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A

**SUBDIVISION NO.: 04-751
NORTHWEST UNIT NO. 1
CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
NOVEMBER 2017
BAKER-WILLIAMS ENGINEERING GROUP**



OWNERS STATEMENT:
THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP OF SUBDIVISION NO. 04-751, NORTHWEST UNIT NO. 1 AND OFFER FOR DEDICATION THE FOLLOWING:
THE REAL PROPERTY DESCRIBED BELOW IS GRANTED IN FEE TO THE CITY OF ELK GROVE:
LOT A

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS:
BROWN ROAD, LAKEMONT DRIVE, BLUEBONNET WAY AND CRIMSON CLOVER CIRCLE FOR PUBLIC STREET PURPOSES; SUBJECT TO IMPROVEMENT.

(A) EASEMENTS FOR PLANTING AND MAINTAINING TREES, ELECTROLINERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND AND OVERHEAD WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES; TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM THE PUBLIC HIGHWAYS AND CROSS THOSE STRIPS OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC GROVE CIRCLE AND WAY SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.)

THE FOLLOWING IS A DEDICATION OF ACCESS RIGHTS
(B) THE EXCLUSIVE RIGHT OF VEHICULAR INGRESS AND/OR EGRESS IS GRANTED TO THE CITY OF ELK GROVE ACROSS THE LOT LINES SHOWN HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHTS LINE" ////////

CAPITAL VALLEY HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY [Signature]
LAURIE YOUNG, MANAGER

NOTARY ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL SIGNING THIS INSTRUMENT AND THAT THE SIGNATURE CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO)
ON September 14, 2017, BEFORE ME, Laura Thompson Aguilar,
NOTARY PUBLIC, PERSONALLY APPEARED
Laura Young WHO PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
HEREIN SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/IT(S) IS/ARE THE PERSON(S) WHOSE NAME(S) IS/ARE SHOWN AS 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 IS TRUE AND CORRECT

WITNESS MY HAND
[Signature]
NOTARY PUBLIC
PRINT NAME
Laura Thompson Aguilar

MY COMMISSION EXPIRES 09/11/19
COMMISSION NO. 200807174
MY PRINCIPAL PLACE OF BUSINESS IS
IN SACRAMENTO COUNTY,

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 HEREBY STATE THAT THIS FINAL 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, 2017 AND THAT THE NOTES FOR ALL CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE BY THE ABOVE DATE. I FURTHER STATE THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

[Signature] DATE 9/14/17
JOHN KARL JEFFERSON, L.S. 7820
EXPIRES 12/31/2017
REGISTERED LAND SURVEYOR
NO. 7820
EXPIRES 12/31/2017
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SUBDIVISION NO. 04-751, NORTHWEST UNIT NO. 1" AND FIND IT TO BE SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON SEPTEMBER 20, 2005 AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

ROBERT K. BURDOCK, P.C.E. 47944
EXPIRATION DATE: 12/31/2017
DATE _____
REGISTERED PROFESSIONAL ENGINEER
NO. 47944
EXPIRES 12/31/2017
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF "SUBDIVISION NO. 04-751, NORTHWEST UNIT NO. 1" AND FIND IT TO BE TECHNICALLY CORRECT.

RYAN MICHAEL MANAGER, L.S. 95134
EXPIRATION DATE: 08/30/2019
DATE _____
REGISTERED LAND SURVEYOR
NO. 95134
EXPIRES 08/30/2019
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT:

I, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS MAP OF "SUBDIVISION NO. 04-751, NORTHWEST UNIT NO. 1" AND ACCEPTED IN FEE SIMPLE, LOT "A" AND ACCEPTED SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, BROWN ROAD, LAKEMONT DRIVE, BLUEBONNET WAY AND CRIMSON CLOVER CIRCLE, AND ACCEPTED THE EASEMENT FOR PUBLIC UTILITY PURPOSES AND THE OFFER OF DEDICATION OF THE ACCESS RIGHTS ALL AS OFFERED HEREON.

JASON LINDEEN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA
DATE _____
CITY OF ELK GROVE
REGISTERED
NO. 1200
EXPIRES 12/31/2017
STATE OF CALIFORNIA

RECORDERS STATEMENT:

FILED THIS _____ DAY OF _____, 2017, AT _____ M. IN BOOK _____ OF MAPS AT PAGE _____ AT THE REQUEST OF BAKER WILLIAMS ENGINEERING GROUP. TITLE TO THE LAND INCLUDED ON THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

FEE _____
BOOK _____
PAGE _____
BY _____
DEPUTY
SACRAMENTO COUNTY RECORDER
STATE OF CALIFORNIA

SUBDIVISION NO.: 04-751
NORTHWEST UNIT NO. 1

ALL OF PARCEL 1 AS SHOWN ON THAT PARCEL MAP AS FILED 124 P.M. 15
CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

NOVEMBER 2017

BAKER-WILLIAMS ENGINEERING GROUP

Sheet 2 of 4

BENEFICIARY'S STATEMENT:
HOME STREET BANK, A WASHINGTON STATE CHARTERED COMMERCIAL BANK, AS
BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST DATED NOVEMBER 10, 2016 AND
RECORDED ON NOVEMBER 18, 2016 IN BOOK 20161118, AT PAGE 1428 OF OFFICIAL RECORDS OF
SACRAMENTO COUNTY, CALIFORNIA, HAS CONSENTED TO THE RECOGNITION OF THIS
MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREIN.
BY: [Signature]
NAME: ANDREW J. LEVILLARD
TITLE: VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT:
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY
THAT THE SIGNATURE OF THE PERSON(S) WHOSE NAME(S) IS/ARE SET FORTH IN THIS
CERTIFICATE IS/ARE ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF
THAT DOCUMENT.

STATE OF California, SS
COUNTY OF Orange
ON September 21st, 2017, BEFORE ME, Ronnie L. Prasser Notary Public
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
THEY EXECUTED THE SAME IN HIS/HER OWN FREE WILL AND WITHOUT
THAT THE SIGNATURE OF THE PERSON(S) SET FORTH IN THE WITHIN INSTRUMENT IS/ARE
ENTIRELY 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 IS TRUE AND CORRECT.

WITNESS MY HAND
[Signature]
NOTARY PUBLIC
Ronnie L. Prasser
PRINT NAME

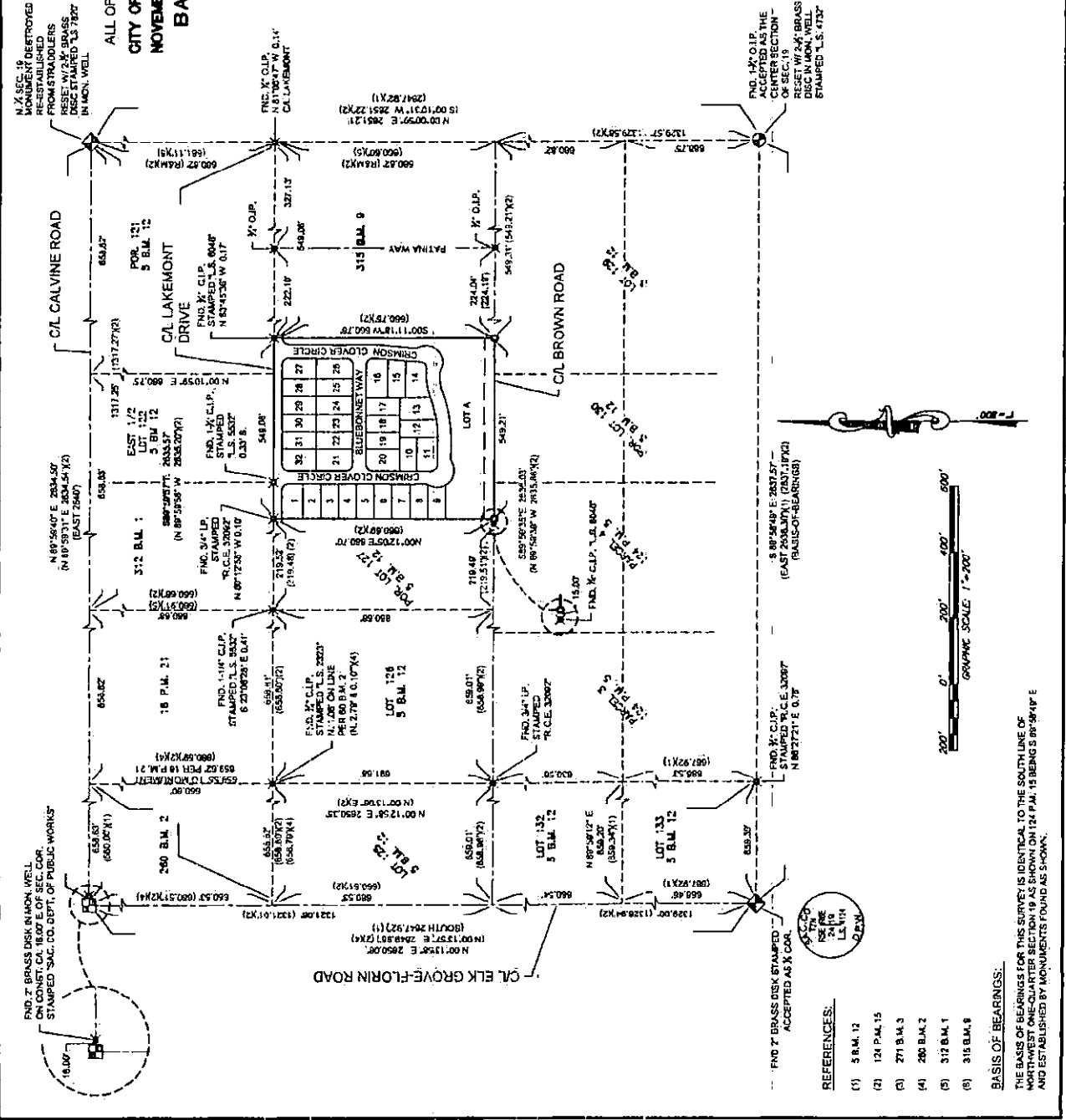
MY COMMISSION EXPIRES 10-31-17
COMMISSION NO. 207977
MY PRINCIPAL PLACE OF BUSINESS IS
IN CALIFORNIA COUNTY.

**SUBDIVISION NO.: 04-751
NORTHWEST UNIT NO. 1**

ALL OF PARCEL-1 AS SHOWN ON THAT PARCEL MAP AS FILED 124 P.M. 15
CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
NOVEMBER 2017

BAKER-WILLIAMS ENGINEERING GROUP
Scale: 1"=200'

Sheet 3 of 4



NOTES:

1. THIS PROPERTY CONTAINS 8.379 ACRES MORE OR LESS.
2. ALL DIMENSIONS ALONG CURVED LINES ARE ARC LENGTH, DELTA AND RADIUS.
3. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
4. THIS SUBDIVISION CONTAINS 33 SINGLE FAMILY LOTS NUMBERED FROM 1 THROUGH 33 AND LOT 7A INCLUDES...
5. ALL ROAD IMPROVEMENTS SHALL BE REQUIRED TO BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ISSUANCE OF ANY PERMITS FOR DEVELOPMENT OF ANY LOT.
6. LOTS 8 THRU 9 SHALL BE LIMITED TO SINGLE STORY CONSTRUCTION.

LEGEND:

- 1" SET 1/4" I.P. W/ PLASTIC CAP STAMPED "L.S. 7620"
- 2" SET 1/4" I.P. W/ PLASTIC CAP STAMPED "L.S. 7620"
- FOUND MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND 1/2 SECTION CORNER AS NOTED
- FOUND CENTER SECTION AS NOTED
- RADIAL LINE
- P.U.L.E PUBLIC UTILITY EASEMENT
- SET 1/2" BRASS DISK IN MONUMENT WELL STAMPED "L.S. 7620"
- SET 1/2" BRASS DISK IN MONUMENT WELL STAMPED "L.S. 7620"
- NO ADDRESS / EGRESS RIGHTS LINE

REFERENCES:

- (1) 5 B.M. 12
- (2) 124 P.M. 15
- (3) 271 B.M. 3
- (4) 280 B.M. 2
- (5) 312 B.M. 1
- (6) 315 B.M. 8

BASIS OF BEARINGS:

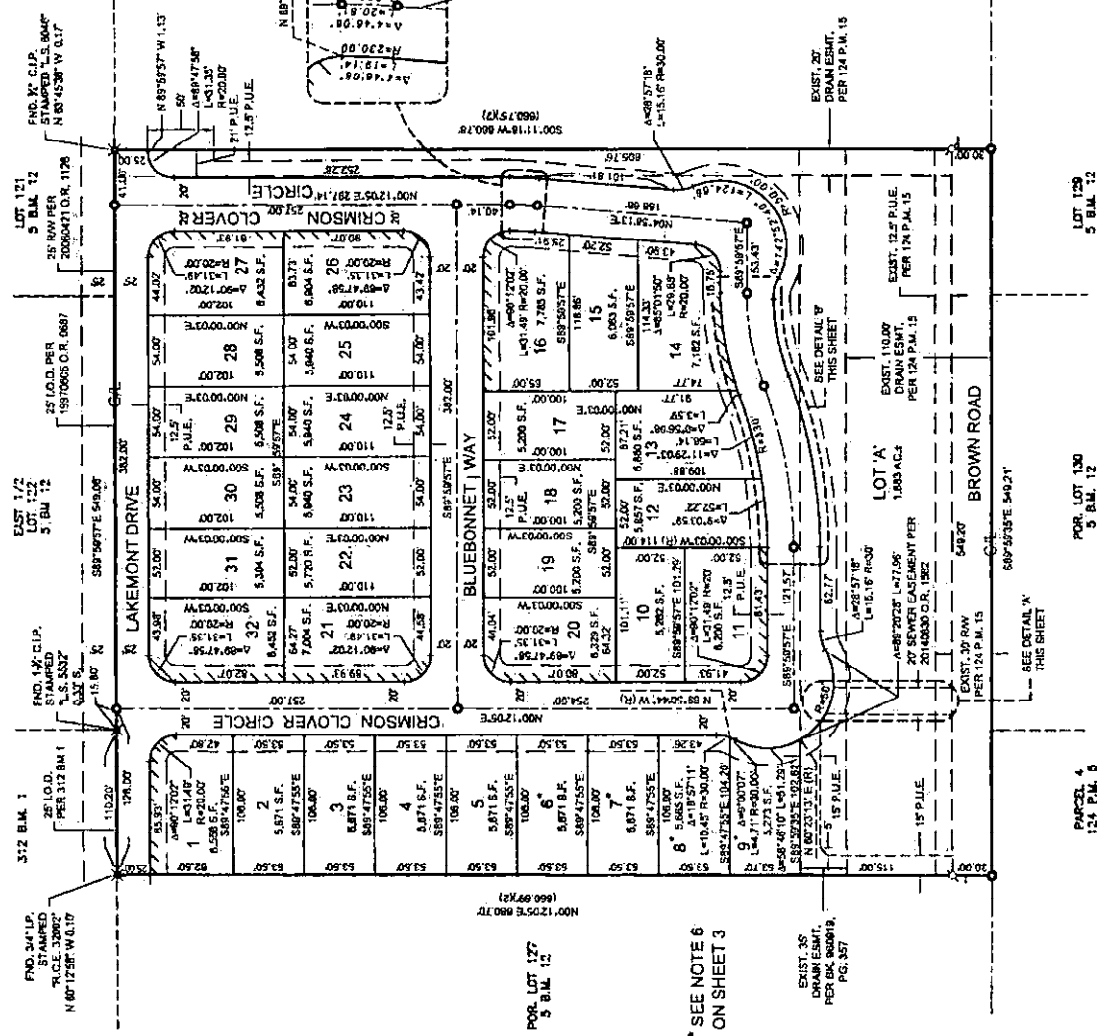
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE SOUTH LINE OF NORTHWEST ONE-QUARTER SECTION 19 AS SHOWN ON 124 P.M. 15 BEING S 89°48'10" E AND ESTABLISHED BY MONUMENTS FOUND AS SHOWN.

SEE SHEET 3 FOR NOTES, LEGEND AND BASIS-OF-BEARINGS

**SUBDIVISION NO.: 04-751
NORTHWEST UNIT NO. 1**

ALL OF PARCEL 1 AS SHOWN ON THAT PARCEL MAP AS FILED 124 P.M. 15
CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
NOVEMBER 2017

BAKER-WILLIAMS ENGINEERING GROUP
Sheet 4 of 4



FND. 3/4" U.P.
STAMPED
P.L.C.E. 30892
N 87°12'58" W 0.17

EAST 1/2
LOT 172
5 B.M. 12
25' L.O.D. PER
19370065 D.F. 0687

FND. 3/4" U.P.
STAMPED
P.L.C.E. 30847
N 89°45'38" W 0.17

POG. LOT 177
5 B.M. 12
N00°12'05"E 860.71'
(666.99'±)

* SEE NOTE 6
ON SHEET 3

EXIST. 30"
DRAIN ESMIT.
PER BAK. 800819,
PG. 357

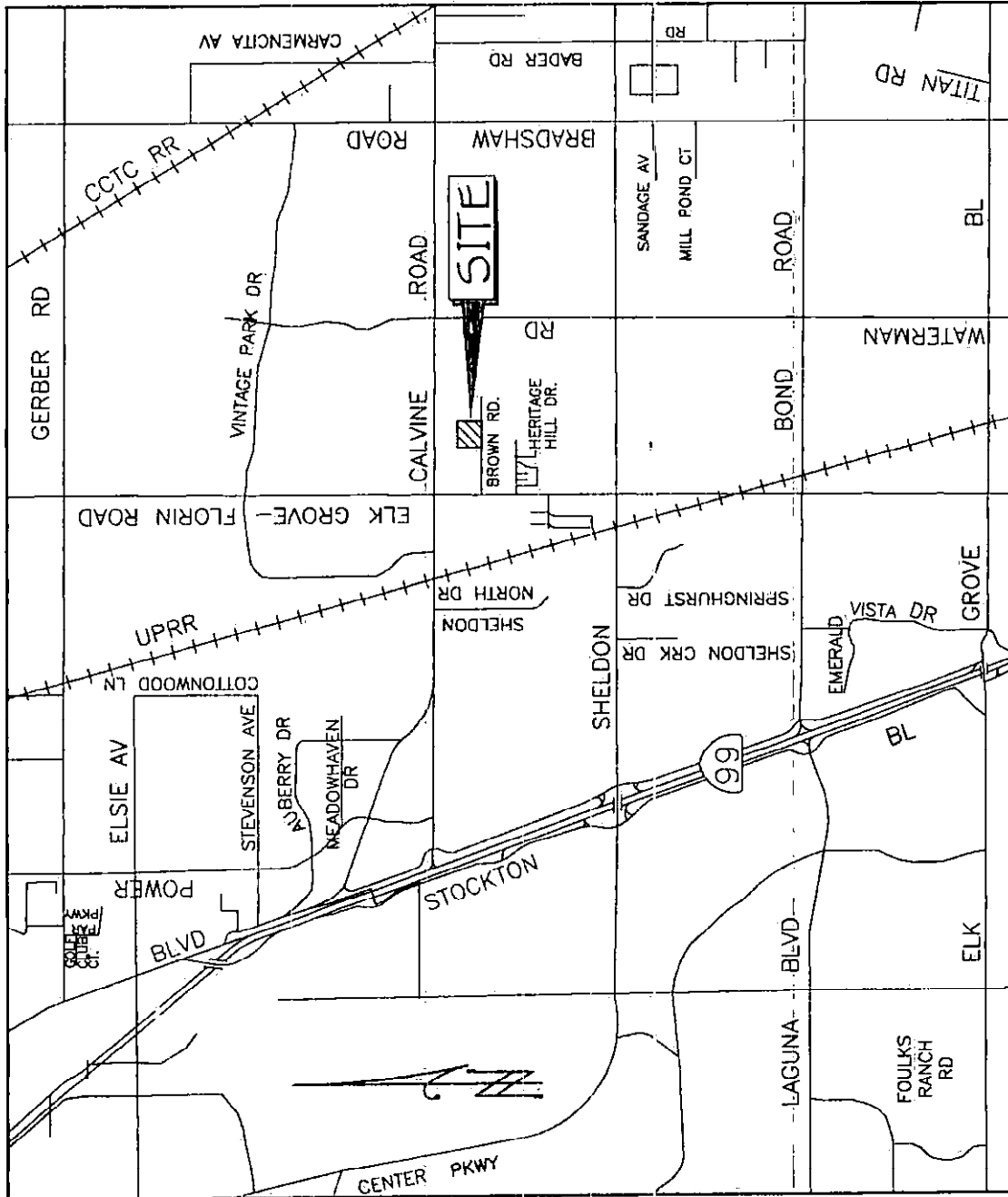
PARCEL 4
124 P.M. 5

FOR LOT 130
5 B.M. 12

LOT 129
5 B.M. 12

DETAIL 'B'
N.T.S.

LOT 'A'



VICINITY MAP

N.T.S.

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2017-279**

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

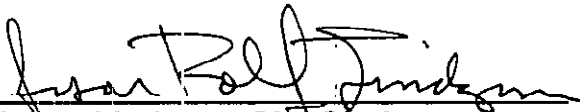
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on December 13, 2017 by the following vote:

AYES: COUNCILMEMBERS: Ly, Suen, Detrick, Hume, Nguyen

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



**Jason Lindgren, City Clerk
City of Elk Grove, California**