

RESOLUTION NO. 2020-074

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
DECLARING THE NECESSITY AND AUTHORIZING THE COMMENCEMENT OF
EMINENT DOMAIN PROCEEDINGS TO SECURE REAL PROPERTY INTERESTS
NECESSARY TO CONSTRUCT THE KAMMERER ROAD RECONSTRUCTION BIG
HORN BLVD TO LOTZ PARKWAY (WTR017) PROJECT
(SAUNDERS / HARDESTY – APNs: 132-0320-008 AND -009)
(NO FURTHER CEQA REVIEW REQUIRED)**

WHEREAS, improving and extending Kammerer Road between Lent Ranch Parkway and Bruceville Road is a priority to the City of Elk Grove and acquiring the necessary right-of-way and other property interests to construct the Project is an important and necessary step in the Kammerer Road Reconstruction Big Horn Blvd to Lotz Parkway (WTR017) (“Project”); and

WHEREAS, the Project, including its improvements, is necessary to ensure that the roadway system operates at an acceptable level of service, to provide for efficient and safe traffic circulation and access, and to generally further public safety and the general community welfare in a manner consistent with the City’s General Plan; and

WHEREAS, it is necessary to acquire certain real property interests (Property Interests) for the construction, operation and maintenance of a right-of-way and related improvements including a detention basin for retention of roadway drainage as part of the Project; and

WHEREAS, the City has investigated and examined alternatives to the Project and the acquisition of the Property Interests, and concluded that both the Project and acquisition of the required Property Interests for the Project are necessary; and

WHEREAS, the Property Interests which are the subject of this Resolution of Necessity consist of four fee interests, two public utility easements and three temporary construction easements, all of which are more particularly described and depicted in Exhibits “1-A-1,” “1-A-2,” “1-A-3,” “1-B-1,” “1-B-2,” “1-B-3,” “1-C-1,” “1-C-2,” “1-C-3,” “2-A-1,” “2-A-2,” “2-A-3,” “2-B-1,” “2-B-2,” “2-B-3,” “2-C-1,” “2-C-2,” “2-C-3,” “2-D-1,” “2-D-2,” “2-D-3,” “2-E-1,” “2-E-2,” “2-E-3,” “2-F-1,” “2-F-2,” and “2-F-3,” which are attached hereto and are incorporated herein. The Sacramento County Assessor has designated the Property Interests as a portion of APNs 132-0320-008 and -009; and

WHEREAS, the Property Interests described in Exhibits “1-A-1,” “1-A-2,” “1-A-3,” “1-B-1,” “1-B-2,” “1-B-3,” “1-C-1,” “1-C-2,” “1-C-3,” “2-A-1,” “2-A-2,” “2-A-3,” “2-B-1,” “2-B-2,” “2-B-3,” “2-C-1,” “2-C-2,” “2-C-3,” “2-D-1,” “2-D-2,” “2-D-3,” “2-E-1,” “2-E-2,” and “2-E-3,” are required for a more necessary public use than the use to which the property is appropriated pursuant to California Code of Civil Procedure Section 1240.610, *et seq.*; and

WHEREAS, the Property Interests described in Exhibits “2-D-1,” “2-D-2,” and “2-D-3,” are necessary to carry out and make effective the principal purpose involved in the Project by establishing a drainage basin and storm drain pursuant to California Code of Civil Procedure section 1240.120; and

WHEREAS, the Property Interests described in Exhibits “2-F-1,” “2-F-2,” and “2-F-3” will have little or no economic value in the after condition and therefore comprise a remnant pursuant to California Code of Civil Procedure sections 1240.150 and 1240.410, *et seq.*; and

WHEREAS, the Property Interests are located entirely within the municipal boundaries of the City of Elk Grove; and

WHEREAS, the Project is a project under California Environmental Quality Act (Section 21000 *et seq.* of the Public Resources Code, hereinafter referred to as CEQA), which requires that cities consider the environmental consequences of their actions before approving a project; and

WHEREAS, the potential environmental impacts of the Project were previously analyzed in the Capital SouthEast Connector – A1/A2 Kammerer Road Project (Kammerer Project), Initial Study/Mitigated Negative Declaration (State Clearinghouse #2018022061) and the Southeast Policy Area Special Planning Area (SEPA) (State Clearinghouse #2013042054) Environmental Impact Report (EIR); and

WHEREAS, the potential environmental impacts of the property acquisition, needed in support of the Capital SouthEast Connector – A1/A2 Kammerer Road Project (Kammerer Project), were previously disclosed and analyzed in an Initial Study/Mitigated Negative Declaration (State Clearinghouse #2018022061) by the Joint Powers Authority for the Capital SouthEast Connector (Connector JPA), who acted as the CEQA lead agency and the Initial Study resulted in approval of a Mitigated Negative Declaration and adoption of a Mitigation, Monitoring, and Reporting Program (MMRP) on December 14, 2018; and

WHEREAS, the Connector JPA acted as the CEQA lead agency for the Kammerer Project and the City is acting as the Responsible Agency for all portions of the Kammerer Project;

WHEREAS, the potential environmental impacts of SEPA resulted in a determination that the project will not have a significant effect on the environment with implementation of the Mitigation Monitoring and Reporting Program (MMRP) and on July 9, 2014, the City of Elk Grove City Council, acting as the CEQA lead agency, certified the SEPA EIR, approved the project, and adopted the MMRP; and

WHEREAS, no substantial changes are proposed to either project and there are no substantial changes in circumstances or new information that would require revisions to the respective MMRPs or EIRs and therefore, no further environmental review is required under CEQA; and

WHEREAS, the City of Elk Grove has complied with the requirements of California Government Code section 7267.2, in regard to the acquisition of the Property Interests by making an offer to purchase to the known owner(s) of record; and

WHEREAS, as a result of the hearing held on March 25, 2020, and in accordance with the provisions of California Code of Civil Procedure section 1245.235, the City Council of the City of Elk Grove intends to make certain findings and determinations.

NOW, THEREFORE, be it resolved by the City Council of the City of Elk Grove as follows:

1. The recitals contained herein are true and correct.
2. Upon examination of the alternatives, the City of Elk Grove requires the Property Interests for the Project.
3. The City of Elk Grove is authorized to acquire the Property Interests pursuant to the provisions of California Government Code sections 37350.5, 40401 and 40404 and the provisions of California Eminent Domain Law comprising Title 7, Part 3 of the California Code of Civil Procedure (commencing at section 1230.010), including sections 1240.120, 1240.150, 1240.410, *et seq.*, and 1240.610, *et seq.*
4. Acquisition of the Property Interests for the Project purposes promotes public safety and the general welfare, is authorized by Government Code section 37350.5, and is therefore a public use.
5. The City of Elk Grove hereby finds, determines and declares:
 - a. The public interest and necessity require the proposed Project;
 - b. The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
 - c. The property interests described and depicted in Exhibits "1-A-1," "1-A-2," "1-A-3," "1-B-1," "1-B-2," "1-B-3," "1-C-1," "1-C-2," "1-C-3," "2-A-1," "2-A-2," "2-A-3," "2-B-1," "2-B-2," "2-B-3," "2-C-1," "2-C-2," "2-C-3," "2-D-1," "2-D-2," "2-D-3," "2-E-1," "2-E-2," "2-E-3," "2-F-1," "2-F-2," and "2-F-3," are necessary for the purposes of construction, operation and maintenance of the proposed Project, and/or such acquisition is authorized pursuant to California Code of Civil Procedure sections 1240.120, 1240.150, 1240.410, *et seq.*, and 1240.610, *et seq.*;
 - d. Prior to making the above findings and determinations, the offer required by section 7267.2(a) of the California Government Code was made to the owner(s) of record of the property interests described and depicted in Exhibits "1-A-1," "1-A-2," "1-A-3," "1-B-1," "1-B-2," "1-B-3," "1-C-1," "1-C-2," "1-C-3," "2-A-1," "2-A-2," "2-A-3," "2-B-1," "2-B-2," "2-B-3," "2-C-1," "2-C-2," "2-C-3," "2-D-1," "2-D-2," "2-D-3," "2-E-1," "2-E-2," "2-E-3," "2-F-1," "2-F-2," and "2-F-3."

6. The City Attorney, through the City Attorney's Office and/or outside legal counsel under the supervision of the City Attorney, is hereby authorized and directed to prepare, commence and prosecute proceedings in eminent domain in the appropriate court to acquire for the City of Elk Grove the property interests described and depicted in Exhibits "1-A-1," "1-A-2," "1-A-3," "1-B-1," "1-B-2," "1-B-3," "1-C-1," "1-C-2," "1-C-3," "2-A-1," "2-A-2," "2-A-3," "2-B-1," "2-B-2," "2-B-3," "2-C-1," "2-C-2," "2-C-3," "2-D-1," "2-D-2," "2-D-3," "2-E-1," "2-E-2," "2-E-3," "2-F-1," "2-F-2," and "2-F-3." The City Attorney is further authorized to take all steps necessary to obtain such orders for immediate possession of the property interests as may be required for the Project.

7. The City Manager or designee shall disburse all funds required by the City Attorney to make any and all deposits to obtain possession of and title to the Property including but not limited to deposit of probable amount of compensation pursuant to California Code of Civil Procedure section 1255.010, *et seq.*

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 25th day of March 2020



STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT "1-A-1"

No Fee Document – Per Government Code §6103 & §27383
No Documentary Transfer Tax – Per R&T Code §11922

Recording Requested By and When Recorded Return To:

City of Elk Grove
Attn: City Clerk
8401 Laguna Palms Way
Elk Grove, CA 95758

Mail Tax Statements To:

Paula Hardesty
8499 Kammerer Road
Elk Grove, CA 95757

Project Name: Kammerer Road Extension Project, Phase I
(WTR017)

APN: ptn. of 132-0320-008

The Above Space For Recorder's Use Only

GRANT DEED

The undersigned hereby declare Documentary transfer tax is \$ 0.00

[] Unincorporated Area [X] City of Elk Grove R&T Code §11922 Governmental agency acquiring title

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, **PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust, established January 1, 2006, under Trust Agreement dated January 9, 1995** ("GRANTOR") hereby grants to the **CITY OF ELK GROVE, a municipal corporation** ("GRANTEE"), all that certain real property situated in the City of Elk Grove, County of Sacramento, State of California, described as follows:

See Exhibit "A", legal description, and Exhibit "B", plat map, attached hereto and made a part hereof.

The property described in Exhibit "A" is for Public Street and Highway purposes to be known as Kammerer Road.

Executed this _____ day of _____, 20_____

GRANTOR: PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust, established January 1, 2006, under Trust Agreement dated January 9, 1995

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust, established January 1, 2006, under Trust Agreement dated January 9, 1995

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTIONS 6103 and 27383 OF THE CALIFORNIA GOVERNMENT CODE.

EXHIBIT "A"
APN: 132-0320-008
FEE SIMPLE ACQUISITION

All that real property situated in the City of Elk Grove, County of Sacramento, State of California, more particularly described as follows:

All that portion of Parcel "C", as shown on the Parcel Map entitled "Being the SE ¼ of Sec. 11, the SW ¼ of Sec. 12, the NW ¼ of Sec 13, and the NE ¼ Sec. 14, T.6N., R.5E, M.D.B. & M., Sacramento County, California" filed February 6, 1973, in Book 10 of Parcel Maps, Page 27, also being a portion of the parcel of land described in Grant Deed to the Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust in Book 20080207 at Page 1547, Official Record of Sacramento County, more particularly described as follows:

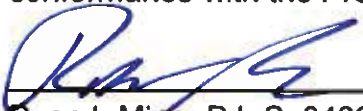
Beginning at the Southwest corner of said Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust parcel from which the Southwest corner of said Parcel "C" bears South 88°37'29" West 1432.86 feet, thence along the West line of said Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust parcel North 01°13'05" West 57.49 feet; thence leaving said West line North 89°03'07" East 120.35 feet; thence North 88°00'36" East 182.57 feet to the East line of said Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust parcel; thence along said East line South 01°13'05" East 58.55 feet to the South line of said Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust parcel, said line also being the centerline of Kammerer Road; thence along said South line South 88°37'29" West 302.91 feet to the Point of Beginning, containing 0.399 acres more or less.

See Exhibit "B" attached hereto and made a part of this description.

End of Description

The **Basis of Bearings** for this legal description is the centerline of Kammerer Road as shown on the Record of Survey filed in Book 91 of Surveys, at Page 18, of Official Records of Sacramento County.

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyor's Act.


Ryan L Ming, P.L.S. 8409


Date

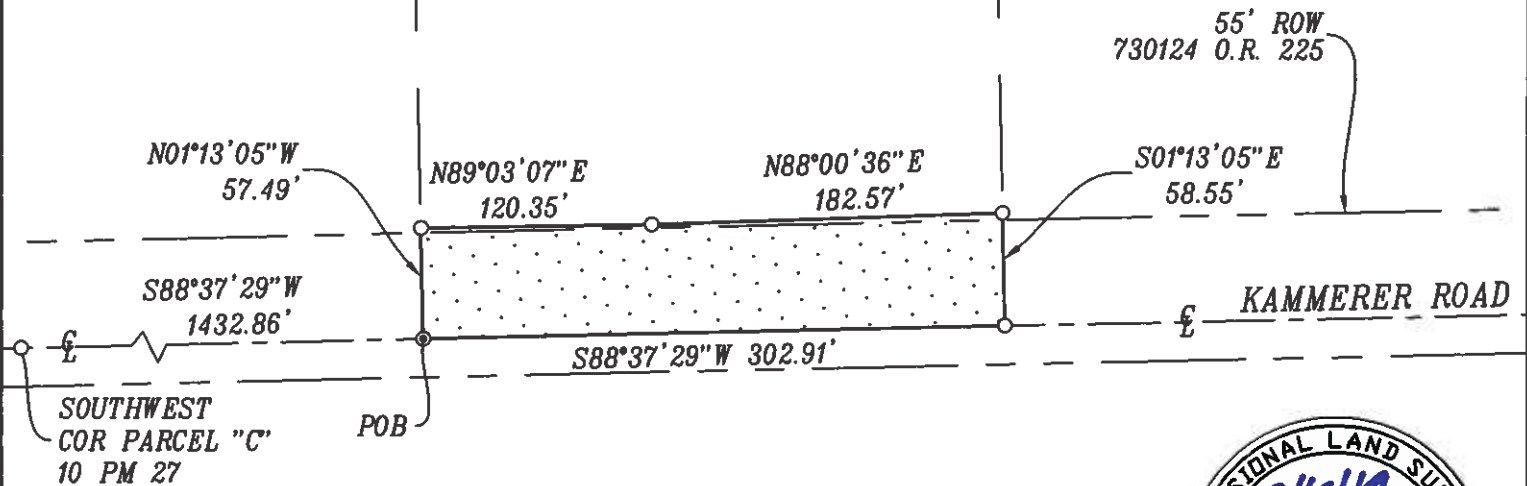




HARDESTY
 PORTION OF PARCEL "C" 10 PM 27
 BK 20080207 PG 1547
 APN: 132-0320-008

PORTION OF PARCEL "C" 10 PM 27
 BK 20080207 PG 1548
 APN: 132-0320-009

PORTION OF PARCEL "C" 10 PM 27
 BK 20080207 PG 1548
 APN: 132-0320-009



LEGEND

FEE SIMPLE ACQUISITION PARCEL 0.399 AC±

- APN.....ASSESSORS PARCEL NUMBER
- BK.....BOOK
- £.....CENTERLINE
- PM.....PARCEL MAP
- PG.....PAGE
- POB.....POINT OF BEGINNING
- ROW.....RIGHT OF WAY



EXISTING ROW.....0.382 AC±
 FEE SIMPLE ACQUISITION.....0.017 AC±
 TOTAL FEE SIMPLE ACQUISITION.....0.399 AC±

EXHIBIT B
 FEE SIMPLE ACQUISITION
 APN: 132-0320-008



110 BLUE RAVINE RD SUITE 101 | FOLSOM, CA 95630
 PHONE: 916.900.6623 | unicoengineering.com

EXHIBIT "1-B-1"

No Fee Document – Per Government Code §6103 & §27383
No Documentary Transfer Tax – Per R&T Code §11922

Recording Requested By and When Recorded Return To:

City of Elk Grove
Attn: City Clerk
8401 Laguna Palms Way
Elk Grove, CA 95758

Mail Tax Statements To:

Paula Hardesty
8499 Kammerer Road
Elk Grove, CA 95757

Project Name: Kammerer Road Extension Project, Phase I
(WTR017)
APN: ptn. of 132-0320-008

The Above Space for Recorder's Use Only

GRANT OF EASEMENT
(for Public Facilities and Public Utilities)

The undersigned hereby declare Documentary transfer tax is \$ 0.00
 Unincorporated Area City of Elk Grove R&T Code §11922 Governmental agency acquiring title

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, **PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust established January 1, 2006, under Trust Agreement dated January 9, 1995** ("GRANTOR") hereby grants to the **CITY OF ELK GROVE, a municipal corporation** ("GRANTEE") an Easement for Public Facilities and Public Utilities ("Public Facilities and Public Utilities Easement"), inclusive of drainage facilities, multi-use paths, bus shelters, traffic signal facilities, traffic control devices and other signage including foundations, standards, conduit, installation and maintenance of electroliers, (altogether "Public Facilities"), underground electrical lines, conduits, wires and cables, water, recycled water lines and gas pipes, sewer pipes, drainage pipes, television, telephone and communication services (altogether "Public Utilities"), and for other incidental purposes as deemed necessary by the City; all together with any and all appurtenances pertaining thereto, including the right to excavate, construct, reconstruct, repair, operate and forever maintain said Public Facilities and Public Utilities appertaining thereto, including a right-of-way over, upon and across all that real property situated in the City of Elk Grove, County of Sacramento, State of California, described as follows:

See Exhibit "A", legal description and Exhibit "B", plat to accompany legal description, attached hereto and made a part hereof.

Together with the right of ingress and egress from said Easement Areas, for the purposes of exercising and performing all of the rights and privileges herein granted.

No above-ground Public Utilities shall be allowed within the Easement Area, excepting any above-ground service boxes. Above-ground service equipment shall be limited to five (5) feet in exposed height. The City, in its sole discretion, shall make the final determination as to where the Public Utilities will locate initially so that such location shall not conflict with the City's Public Facilities. Public Utilities shall receive approval of their joint trench location and design prior to locating and shall place Public Utilities at the ultimate grade in connection with the ultimate roadway design (City coordination is required).

*Signature Page attached hereto and made a part hereof

**Signature Page to Grant of Easement*

Date of Document: _____

Executed this _____ day of _____, 20__

GRANTOR: PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006, under Trust Agreement dated January 9, 1995

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust established January 1, 2006, under Trust Agreement dated January 9, 1995

EXHIBIT "A"
APN: 132-0320-008
PUBLIC FACILITIES &
PUBLIC UTILITY EASEMENT

All that real property situated in the City of Elk Grove, County of Sacramento, State of California, more particularly described as follows:

All that portion of Parcel "C", as shown on the Parcel Map entitled "Being the SE ¼ of Sec. 11, the SW ¼ of Sec. 12, the NW ¼ of Sec 13, and the NE ¼ Sec. 14, T.6N., R.5E, M.D.B. & M., Sacramento County, California" filed February 6, 1973, in Book 10 of Parcel Maps, Page 27, also being a portion of the parcel of land described in Grant Deed to the Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust in Book 20080207 at Page 1547, Official Record of Sacramento County, more particularly described as follows:

Commencing at the Southwest corner of said Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust parcel from which the Southwest corner of said Parcel "C" bears South 88°37'29" West 1432.86 feet, thence along the West line of said Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust parcel, North 01°13'05" West 57.49 feet to the **True Point of Beginning**; thence continuing along said West line North 01°13'05" West 36.00 feet; thence leaving said West line North 89°03'07" East 120.20 feet; thence North 88°01'22" East 182.73 feet to the East line of said Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust parcel; thence along said East line South 01°13'05" East 35.95 feet; thence leaving said East line South 88°00'36" West 182.57 feet; thence South 89°03'07" West 120.35 feet to the True Point of Beginning, containing 0.250 acres more or less.

See Exhibit "B" attached hereto and made a part of this description.

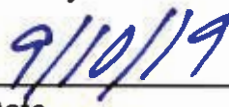
End of Description

The **Basis of Bearings** for this legal description is the centerline of Kammerer Road as shown on the Record of Survey filed in Book 91 of Surveys, at Page 18, of Official Records of Sacramento County.

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyor's Act.



Ryan L Ming, P.L.S. 8409



Date



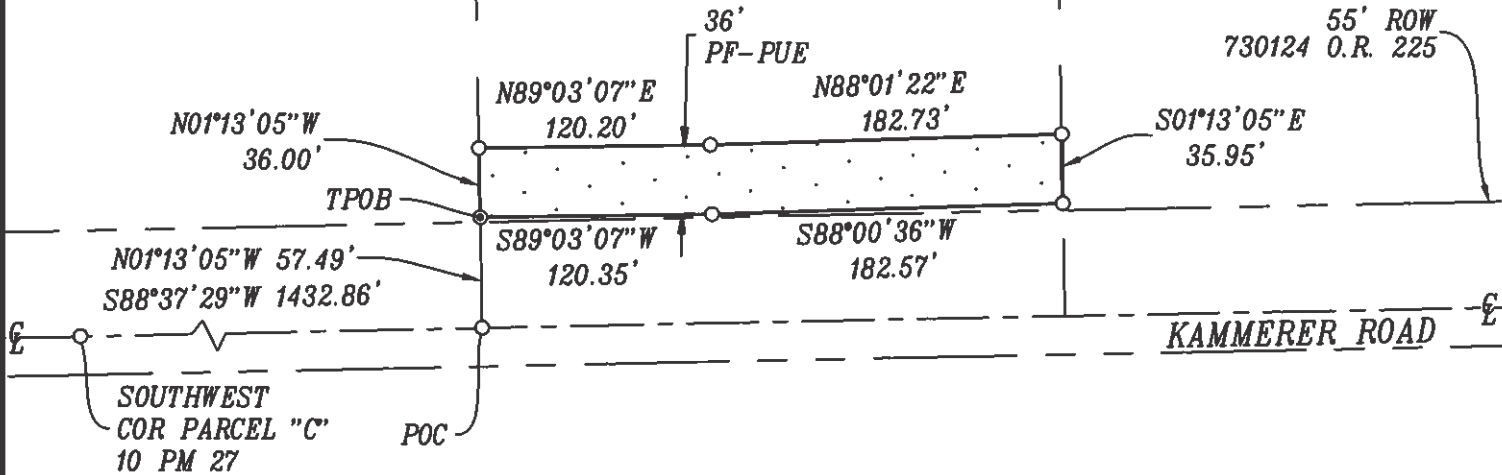


1"=100'

PORTION OF HARDESTY
BK 20080207 PG 1548
APN: 132-0320-009

HARDESTY
PORTION OF PARCEL "C" 10 PM 27
BK 20080207 PG 1547
APN: 132-0320-008

PORTION OF HARDESTY
BK 20080207 PG 1548
APN: 132-0320-009



LEGEND

- PUBLIC FACILITIES & PUBLIC UTILITY EASEMENT 0.250 AC±
- APN.....ASSESSORS PARCEL NUMBER
- BK.....BOOK
- ℄.....CENTERLINE
- PG.....PAGE
- PM.....PARCEL MAP
- POC.....POINT OF COMMENCEMENT
- TPOB.....TRUE POINT OF BEGINNING
- ROW.....RIGHT OF WAY



EXHIBIT "1-C-1"

No Fee Document – Per Government Code §6103 & §27383
No Documentary Transfer Tax – Per R&T Code §11922

Recording Requested By and When Recorded Return To:

City of Elk Grove
Attn: City Clerk
8401 Laguna Palms Way
Elk Grove, CA 95758

Mail Tax Statements To:

Paula Hardesty
8499 Kammerer Road
Elk Grove, CA 95757

Project Name: Kammerer Road Extension Project, Phase 1
(WTR017)
APN: ptn. of 132-0320-008

The Above Space For Recorder's Use Only

TEMPORARY CONSTRUCTION EASEMENT

The undersigned hereby declare Documentary transfer tax is \$ 0.00

Unincorporated Area City of Elk Grove R&T Code §11922 Governmental agency acquiring title

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, **PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust established January 1, 2006, under Trust Agreement dated January 9, 1995** ("GRANTOR"), hereby grant to the **CITY OF ELK GROVE, a municipal corporation** ("Grantee"), its successors and assigns, a TEMPORARY CONSTRUCTION EASEMENT ("EASEMENT") for the purpose of public use, inclusive of ingress and egress, including construction, reconstruction, installation, improvement, repair, inspection, expansion, and maintenance of public rights-of way, highways, roadways, services, utilities, landscape improvements, and necessary appurtenances thereto, on, over, under and across all that real property situated in the City of Elk Grove, County of Sacramento, State of California, described as follows:

See Exhibit "A", legal description, and Exhibit "B", plat to accompany legal description, attached hereto and incorporated herein by this reference.

Easement shall become effective on the date the GRANTEE issues Notice to Proceed to the contractor for construction of the Kammerer Road Extension Project, Phase 1 Project ("Project") and shall terminate twenty-four (24) months from the date of Notice to Proceed, unless extended by the GRANTEE, for up to twelve (12) months.

GRANTEE shall record a Quitclaim Deed releasing all GRANTEE's right, title and interest in and to this Easement, no later than 60 calendar days following the expiration of the Temporary Construction Easement.

Executed this ____ day of _____, 20____

GRANTOR: PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust established January 1, 2006, under Trust Agreement dated January 9, 1995

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust established January 1, 2006, under Trust Agreement dated January 9, 1995

EXHIBIT "A"
APN: 132-0320-008
TEMPORARY CONSTRUCTION
EASEMENT

All that real property situated in the City of Elk Grove, County of Sacramento, State of California, more particularly described as follows:

All that portion of Parcel "C", as shown on the Parcel Map entitled "Being the SE ¼ of Sec. 11, the SW ¼ of Sec. 12, the NW ¼ of Sec 13, and the NE ¼ Sec. 14, T.6N., R.5E, M.D.B. & M., Sacramento County, California" filed February 6, 1973, in Book 10 of Parcel Maps, Page 27, also being a portion of the parcel of land described in Grant Deed to the Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust in Book 20080207 at Page 1547, Official Record of Sacramento County, more particularly described as follows:

Commencing at the Southwest corner of said Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust parcel from which the Southwest corner of said Parcel "C" bears South 88°37'29" West, 1432.86 feet; thence along the West line of said Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust parcel North 01°13'05" West, 93.49 feet to the **True Point of Beginning**; thence leaving said West line North 89°03'07" East, 120.20 feet; thence North 88°01'22" East, 182.73 feet to the East line of said Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust parcel; thence along said East line North 01°13'05" West, 10.00 feet; thence leaving said East line South 88°01'22" West, 182.77 feet; thence South 89°03'07" West, 102.42 feet; thence North 00°56'53" West, 15.00 feet; thence South 89°03'07" West, 17.80 feet to the West line of said Greg and Paula Hardesty Family 1995 Revocable Survivor's Trust parcel; thence along said West line South 01°13'05" East 25.00 feet to the True Point of Beginning, containing 0.076 acres more or less.

See Exhibit "B" attached hereto and made a part of this description.

End of Description

The **Basis of Bearings** for this legal description is the centerline of Kammerer Road as shown on the Record of Survey filed in Book 91 of Surveys, at Page 18, of Official Records of Sacramento County.

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyor's Act.



Ryan L Ming, P.L.S. 8409



Date



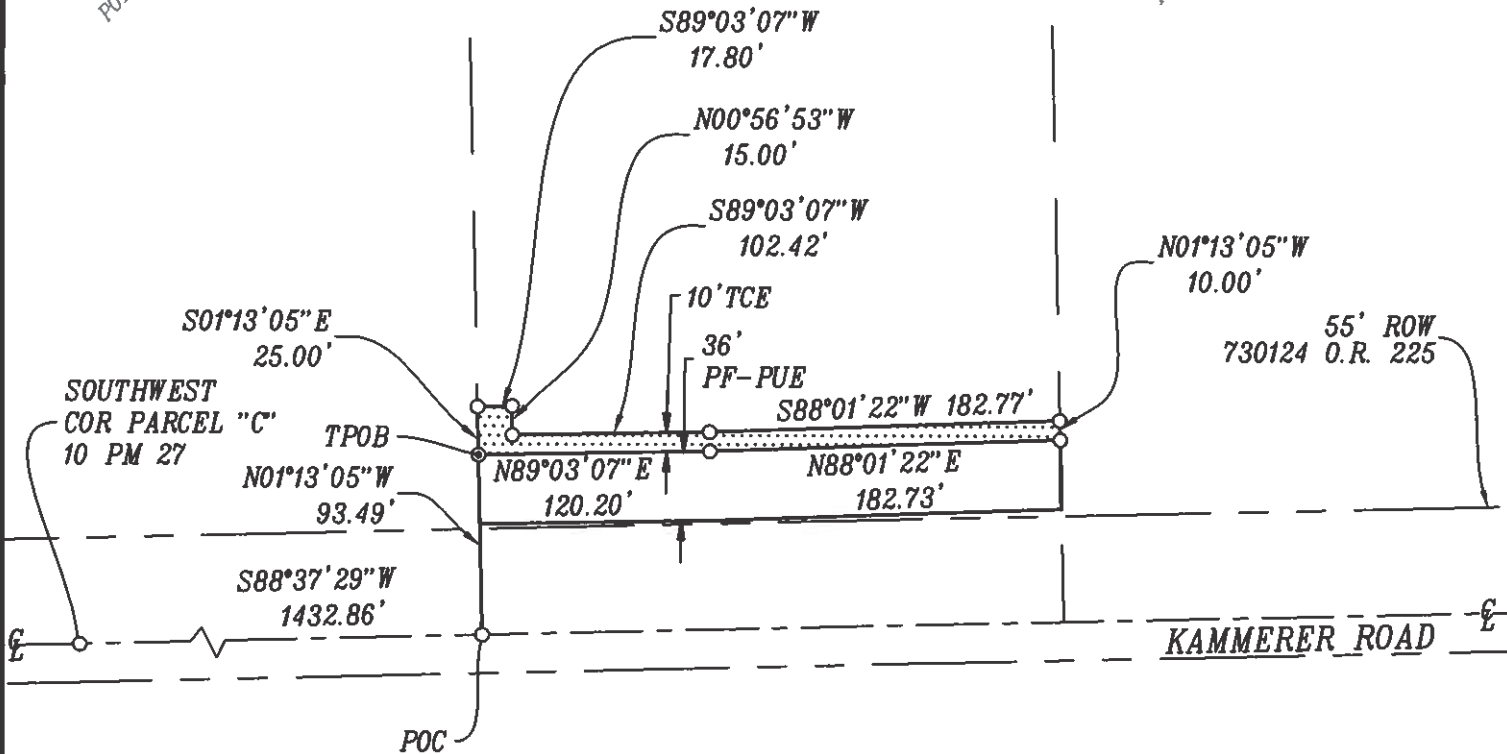


1"=100'

PORTION OF PARCEL "C" 10 PM 27
BK 20080207 PG 1548
APN: 132-0320-009

HARDESTY
PORTION OF PARCEL "C" 10 PM 27
BK 20080207 PG 1547
APN: 132-0320-008

PORTION OF PARCEL "C" 10 PM 27
BK 20080207 PG 1548
APN: 132-0320-009



LEGEND

- TEMPORARY CONSTRUCTION EASEMENT 0.076 AC±
- APN.....ASSESSORS PARCEL NUMBER
- BK.....BOOK
- CL.....CENTERLINE
- PG.....PAGE
- PM.....PARCEL MAP
- POC.....POINT OF COMMENCEMENT
- TPOB.....TRUE POINT OF BEGINNING
- ROW.....RIGHT OF WAY
- TCE.....TEMPORARY CONSTRUCTION EASEMENT

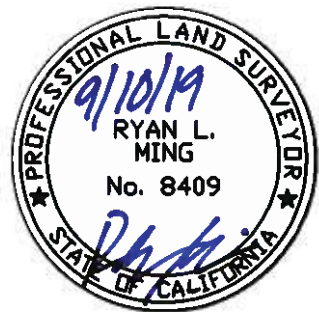


EXHIBIT B

TEMPORARY CONSTRUCTION EASEMENT

APN: 132-0320-008

SHEET 2 OF 2

CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA



110 BLUE RAVINE RD SUITE 101 | FOLSOM, CA 95630
PHONE: 916.900.6623 | uniconengineering.com

EXHIBIT "2-A-1"

No Fee Document – Per Government Code §6103 & §27383
No Documentary Transfer Tax – Per R&T Code §11922

Recording Requested By and When Recorded Return To:

City of Elk Grove
Attn: City Clerk
8401 Laguna Palms Way
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Mail Tax Statements To:

Paula Hardesty
8499 Kammerer Road
Elk Grove, CA 95757

Project Name: Kammerer Road Extension Project, Phase I
(WTR017)

APN: ptn. of 132-0320-009

The Above Space For Recorder's Use Only

GRANT DEED

The undersigned hereby declare Documentary transfer tax is \$ 0.00

[] Unincorporated Area [X] City of Elk Grove R&T Code §11922 Governmental agency acquiring title

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, **MAGDALEN V. SAUNDERS, Trustee of the Pete and Maggie Saunders Trust C, established January 2, 1996, under Trust Agreement dated September 5, 1990; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Marital Trust, established January 1, 2006; and PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Credit Trust ("GRANTOR")** hereby grants to the **CITY OF ELK GROVE, a municipal corporation ("GRANTEE")**, all that certain real property situated in the City of Elk Grove, County of Sacramento, State of California, described as follows:

See Exhibit "A", legal description, and Exhibit "B", plat map, attached hereto and made a part hereof.

The property described in Exhibit "A" is for Public Street and Highway purposes to be known as Kammerer Road.

Executed this _____ day of _____, 20_____

*Signature Page attached hereto and made a part hereof

**Signature Page to Grant Deed*

Date of Document: _____

GRANTOR: MAGDALEN V. SAUNDERS, Trustee of the Pete and Maggie Saunders Trust C, established January 2, 1996, under Trust Agreement dated September 5, 1990; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Marital Trust, established January 1, 2006; and PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Credit Trust

By: _____
Magdalen V. Saunders, as Trustee of the Pete and Maggie Saunders Trust C, established January 2, 1996, under Trust Agreement dated September 5, 1990

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Marital Trust, established January 1, 2006

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Credit Trust

EXHIBIT "A"

APN: 132-0320-009

FEE SIMPLE ACQUISITION

All that real property situated in the City of Elk Grove, County of Sacramento, State of California, more particularly described as follows:

All that portion of Parcel "C", as shown on the Parcel Map entitled "Being the SE ¼ of Sec. 11, the SW ¼ of Sec. 12, the NW ¼ of Sec 13, and the NE ¼ Sec. 14, T.6N., R.5E, M.D.B. & M., Sacramento County, California" filed February 6, 1973, in Book 10 of Parcel Maps, Page 27, described as follows:

Parcel 1

Beginning at the Southwest corner of said Parcel "C", thence along the West line of said Parcel "C" North 01°13'38" West 144.65 feet; thence leaving said West line North 88°46'22" East 61.15 feet; thence parallel with the West line of said Parcel "C" South 01°13'38" East 16.93 feet; thence along a curve to the left having a radius of 33.00 feet, through a central angle of 89°43'15", having an arc length of 51.68 feet, subtended by a chord bearing South 46°05'15" East 46.56 feet; thence South 00°56'53" East 12.00 feet; thence North 89°03'07" East 338.10 feet; thence South 87°55'08" East 200.28 feet; thence South 89°30'57" East 176.71 feet; thence North 89°03'07" East 624.26 feet to the West line of the parcel of land recorded in Book 20080207 Page 1547, Official Records of Sacramento County; thence along said West line South 01°13'05" East 57.49 feet to the centerline of Kammerer Road and the South line of said Parcel "C"; thence along said line South 88°37'29" West 1432.86 feet to the Point of Beginning, containing 2.370 acres more or less.

Parcel 2

Beginning at the Southeast corner of that portion of said Parcel "C" described in that Grant Deed recorded in Book 20080207, Page 1548, Official Records of Sacramento County; thence along the centerline of Kammerer Road and the South line of said portion of Parcel "C" South 89°17'24" West 1176.98 feet; thence continuing along said South line South 88°37'29" West 860.57 feet to the East line of the Parcel of Land recorded in Book 20080207, Page 1547, Official Records of Sacramento County; thence along said East line North 01°13'05" West 58.55 feet; thence North 88°00'36" East 422.45 feet; thence North 86°53'04" East 184.98 feet; thence North 00°56'53" West 19.00 feet; thence North 89°03'07" East 28.00 feet; thence South 00°56'53" East 7.00 feet; thence North 89°03'07" East 143.73 feet; thence along a curve to the left having a radius of 33.00 feet, through a central angle of 90°28'49", having an arc length of 52.11 feet, subtended by a chord bearing North 43°48'43" East 46.86 feet; thence

EXHIBIT "A"
APN: 132-0320-009
FEE SIMPLE ACQUISITION


North 01°25'42" West 20.00 feet; thence North 88°34'18" East 93.00 feet; thence South 01°25'42" East 18.66 feet; thence along a curve to the left having a radius of 33.00 feet, through a central angle of 89°16'32", having an arc length of 51.42 feet, subtended by a chord bearing South 46°03'58" East 46.37 feet; thence South 00°42'14" East 12.00 feet; thence North 89°17'46" East 290.50 feet; thence South 87°50'29" East 200.25 feet; thence North 89°17'46" East 609.90 feet to the East line of said portion of Parcel "C"; thence along said East line of said portion of Parcel "C" South 00°39'24" East 59.69 feet to the Point of Beginning, containing 3.203 acres more or less.

See Exhibit "B" attached hereto and made a part of this description.

End of Description

The **Basis of Bearings** for this legal description is the centerline of Kammerer Road as shown on the Record of Survey filed in Book 91 of Surveys, at Page 18, of Official Records of Sacramento County.

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyor's Act.

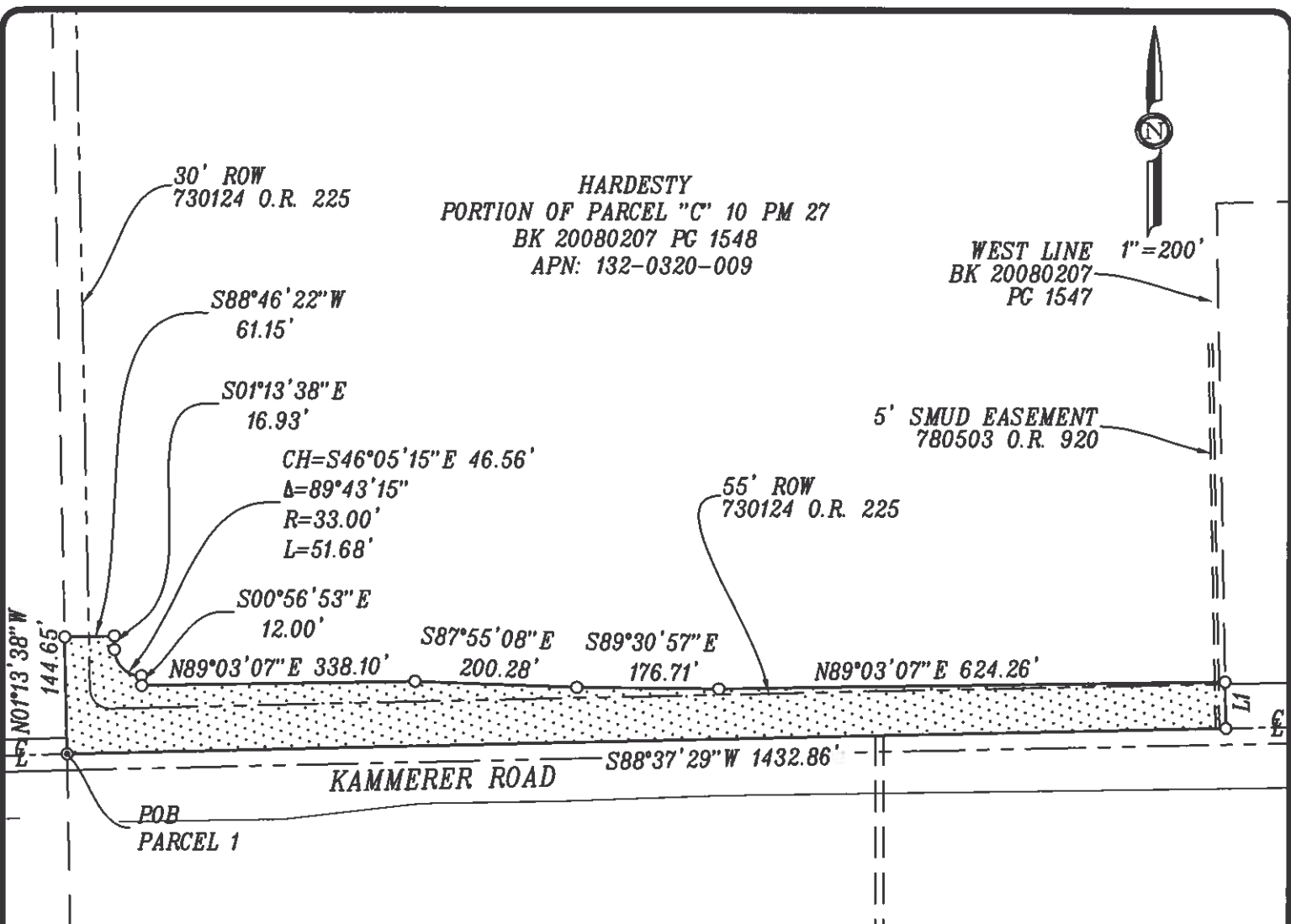


Ryan L. Ming, P.L.S. 8409

9/10/19

Date





LINE TABLE		
LINE	BEARING	DIST.
L1	S01°13'05"E	57.49'



LEGEND

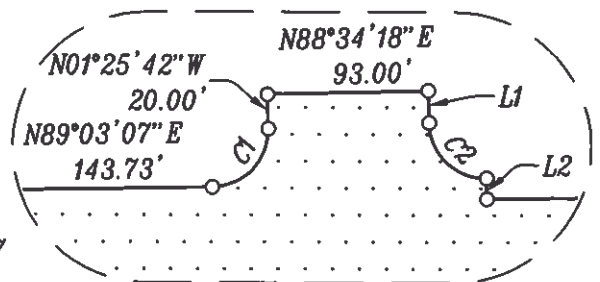
- FEE SIMPLE ACQUISITION PARCEL 1 2.370 AC±
- APN.....ASSESSORS PARCEL NUMBER
- BK.....BOOK
- CL.....CENTERLINE
- PG.....PAGE
- POB.....POINT OF BEGINNING
- ROW.....RIGHT OF WAY

EXISTING ROW.....1.862 AC±
 FEE SIMPLE ACQUISITION.....0.508 AC±
 TOTAL FEE SIMPLE ACQUISITION.....2.370 AC±

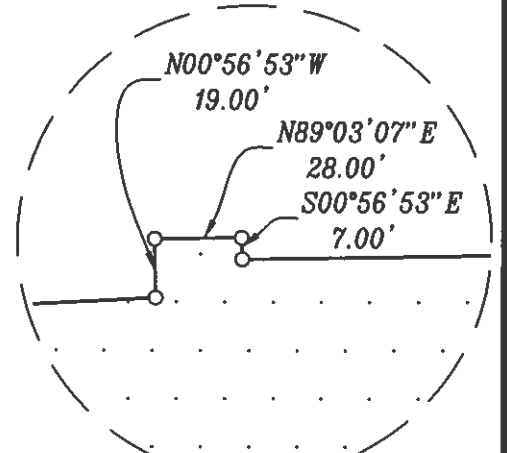
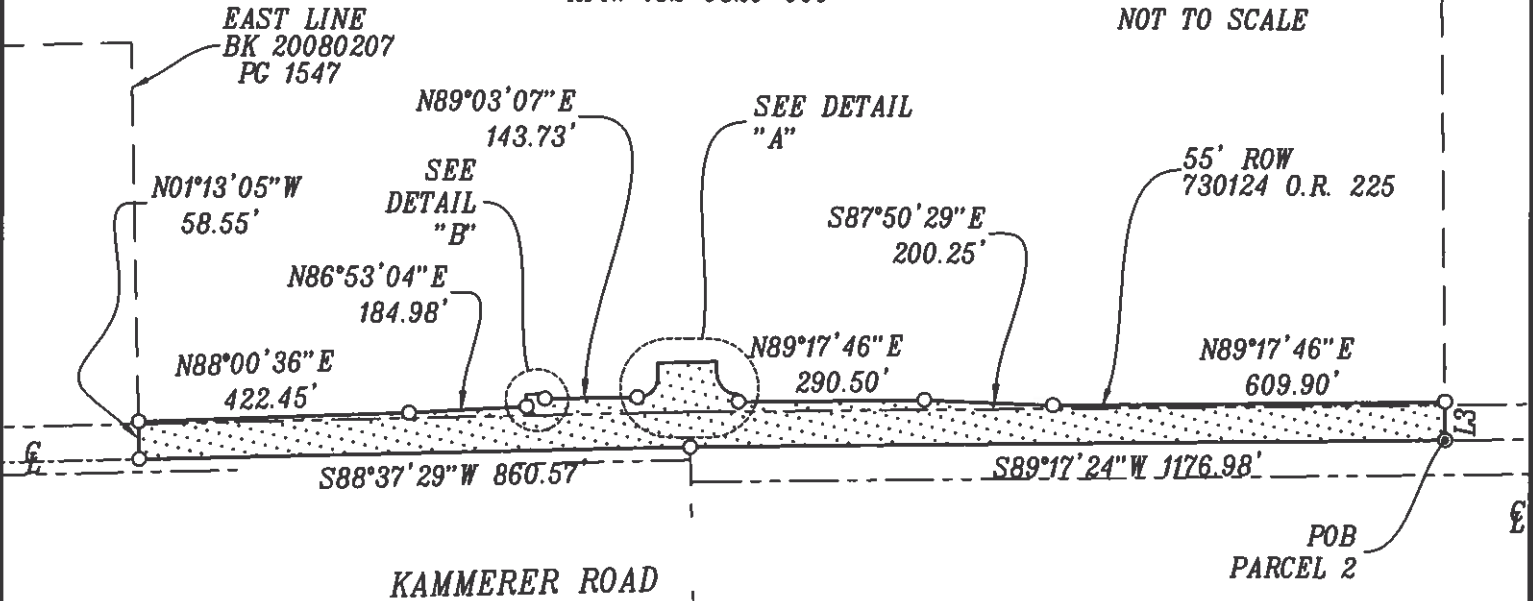


1"=300'

HARDESTY
 PORTION OF PARCEL "C" 10 PM 27
 BK 20080207 PG 1548
 APN: 132-0320-009



DETAIL "A"
 NOT TO SCALE



DETAIL "B"
 NOT TO SCALE

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	33.00'	90°28'49"	52.11'	N43°48'43"E 46.86'
C2	33.00'	89°16'32"	51.42'	S46°03'58"E 46.37'

LINE TABLE		
LINE	BEARING	DIST.
L1	S01°25'42"E	18.66'
L2	S00°42'14"E	12.00'
L3	S00°39'24"E	59.69'

LEGEND

FEE SIMPLE ACQUISITION PARCEL 2 3.203 AC±

APN.....ASSESSORS PARCEL NUMBER

BK.....BOOK

⊕.....CENTERLINE

PG.....PAGE

POB.....POINT OF BEGINNING

ROW.....RIGHT OF WAY



EXISTING ROW.....2.573 AC±
 FEE SIMPLE ACQUISITION.....0.630 AC±
 TOTAL FEE SIMPLE ACQUISITION.....3.203 AC±

EXHIBIT B

FEE SIMPLE ACQUISITION-PARCEL 2

APN: 132-0320-009

SHEET 4 OF 4

CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA



110 BLUE RAVINE RD SUITE 101 | FOLSOM, CA 95630
 PHONE: 916.900.6623 | uniconengineering.com

EXHIBIT "2-B-1"

No Fee Document – Per Government Code §6103 & §27383
No Documentary Transfer Tax – Per R&T Code §11922

Recording Requested By and When Recorded Return To:

City of Elk Grove
Attn: City Clerk
8401 Laguna Palms Way
Elk Grove, CA 95758

Mail Tax Statements To:

Paula Hardesty
8499 Kammerer Road
Elk Grove, CA 95757

Project Name: Kammerer Road Extension Project, Phase I
(WTR017)
APN: ptn. of 132-0320-009

The Above Space for Recorder's Use Only

GRANT OF EASEMENT

(for Public Facilities and Public Utilities)

The undersigned hereby declare Documentary transfer tax is \$ 0.00

[] Unincorporated Area [X] City of Elk Grove R&T Code §11922 Governmental agency acquiring title

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, **MAGDALEN V. SAUNDERS, Trustee of the Pete and Maggie Saunders Trust C, established January 2, 1996, under Trust Agreement dated September 5, 1990; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Marital Trust, established January 1, 2006; and PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Credit Trust ("GRANTOR")** hereby grants to the **CITY OF ELK GROVE, a municipal corporation ("GRANTEE")** an Easement for Public Facilities and Public Utilities ("Public Facilities and Public Utilities Easement"), inclusive of drainage facilities, multi-use paths, bus shelters, traffic signal facilities, traffic control devices and other signage including foundations, standards, conduit, installation and maintenance of electroliers, (altogether "Public Facilities"), underground electrical lines, conduits, wires and cables, water, recycled water lines and gas pipes, sewer pipes, drainage pipes, television, telephone and communication services (altogether "Public Utilities"), and for other incidental purposes as deemed necessary by the City; all together with any and all appurtenances pertaining thereto, including the right to excavate, construct, reconstruct, repair, operate and forever maintain said Public Facilities and Public Utilities appertaining thereto, including a right-of-way over, upon and across all that real property situated in the City of Elk Grove, County of Sacramento, State of California, described as follows:

See Exhibit "A", legal description and Exhibit "B", plat to accompany legal description, attached hereto and made a part hereof.

Together with the right of ingress and egress from said Easement Areas, for the purposes of exercising and performing all of the rights and privileges herein granted.

No above-ground Public Utilities shall be allowed within the Easement Area, excepting any above-ground service boxes. Above-ground service equipment shall be limited to five (5) feet in exposed

height. The City, in its sole discretion, shall make the final determination as to where the Public Utilities will locate initially so that such location shall not conflict with the City's Public Facilities. Public Utilities shall receive approval of their joint trench location and design prior to locating and shall place Public Utilities at the ultimate grade in connection with the ultimate roadway design (City coordination is required).

Executed this _____ day of _____, 20__.

GRANTOR: MAGDALEN V. SAUNDERS, Trustee of the Pete and Maggie Saunders Trust C, established January 2, 1996, under Trust Agreement dated September 5, 1990; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Marital Trust, established January 1, 2006; and PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Credit Trust

By: _____
Magdalen V. Saunders, as Trustee of the Pete and Maggie Saunders Trust C, established January 2, 1996, under Trust Agreement dated September 5, 1990

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Marital Trust, established January 1, 2006

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Credit Trust

EXHIBIT "A"
APN: 132-0320-009
PUBLIC FACILITIES &
PUBLIC UTILITY EASEMENT

All that real property situated in the City of Elk Grove, County of Sacramento, State of California, more particularly described as follows:

All that portion of Parcel "C", as shown on the Parcel Map entitled "Being the SE ¼ of Sec. 11, the SW ¼ of Sec. 12, the NW ¼ of Sec 13, and the NE ¼ Sec. 14, T.6N., R.5E, M.D.B. & M., Sacramento County, California", filed February 6, 1973, in Book 10 of Parcel Maps, Page 27, described as follows:

Easement 1

Commencing at the Southwest corner of said Parcel "C", thence along the West line of said Parcel "C" North 01°13'38" West 144.65 feet; thence leaving said West line North 88°46'22" East 61.15 feet; thence Parallel with the West line of said Parcel "C" South 01°13'38" East 16.93 feet; thence along a curve to the left having a radius of 33.00 feet, through a central angle of 15°32'57", having an arc length of 8.96 feet, subtended by a chord bearing South 09°00'07" East 8.93 feet to the **True Point of Beginning**; thence North 89°03'07" East 370.80 feet; thence South 87°55'08" East 200.73 feet; thence South 89°30'57" East 175.76 feet; thence North 89°03'07" East 623.65 feet to the West line of the parcel of land recorded in Book 20080207, Page 1547, Official Records of Sacramento County; thence along said West line South 01°13'05" East 36.00 feet; thence leaving said West line South 89°03'07" West 624.27 feet; thence North 89°30'57" West 176.71 feet; thence North 87°55'08" West 200.28 feet; thence South 89°03'07" West 338.10 feet; thence North 00°56'53" West 12.00 feet; thence along a non-tangent curve to the right having a radius of 33.00 feet, through a central angle of 74°10'18", having an arc length of 42.72 feet, subtended by a chord bearing North 53°51'44" West 39.80 feet to the True Point of Beginning containing, 1.120 Acres more or less.

Easement 2

Commencing at the Southeast corner of that portion of said Parcel "C" described in the Grant Deed recorded in Book 20080207, Page 1548, Official Records of Sacramento County; thence along the South line of said portion of Parcel "C" and the centerline of Kammerer Road South 89°17'24" West 1176.98 feet; thence continuing along said line South 88°37'29" West 860.57 feet to the East line of the parcel of land recorded in Book 20080207, Page 1547, Official Records of Sacramento County; thence along said East line North 01°13'05" West 58.55 feet to the **True Point of Beginning**; thence continuing along said East line North 01°13'05" West 35.95 feet; thence leaving said East

EXHIBIT "A"
APN: 132-0320-009
PUBLIC FACILITIES &
PUBLIC UTILITY EASEMENT

line North 88°01'22" East 414.78 feet; thence North 83°20'29" East 193.65 feet; thence North 89°03'07" East 204.69 feet; thence South 01°25'42" East 2.72 feet; thence along a curve to the right, having a radius of 33.00 feet, through a central angle of 90°28'49", having an arc length of 52.11 feet, subtended by a chord bearing South 43°48'43" West 46.86 feet; thence South 89°03'07" West 143.73 feet; thence North 00°56'53" West 7.00 feet; thence South 89°03'07" West 28.00 feet; thence South 00°56'53" East 19.00 feet; thence South 86°53'04" West 184.98 feet; thence South 88°00'36" West 422.44 feet to the True Point of Beginning, containing 0.687 acres more or less.

Easement 3

Commencing at the Southeast corner of said portion of Parcel "C"; thence along the East line of said portion of Parcel "C" North 00°39'24" East 59.69 feet to the **True Point of Beginning**; thence leaving said East line South 89°17'46" West 609.90 feet; thence North 87°50'29" West 200.25 feet; thence South 89°17'46" West 290.50 feet; thence North 00°42'14" West 12.00 feet; thence along a non-tangent curve to the right having a radius of 33.00 feet, having a radial bearing of South 00°42'14" East, through a central angle of 74°10'50", having an arc length of 42.72 feet, subtended by a chord bearing North 53°36'49" West 39.80 feet; thence North 89°17'46" East 323.15 feet; thence South 87°50'29" East 200.25 feet; thence North 89°17'46" East 609.03 feet to the East line of said portion of Parcel "C" South 00°39'24" East 36.00 feet to the True Point of Beginning, containing 0.923 acres more or less.

See Exhibit "B" attached hereto and made a part of this description.

End of Description

The **Basis of Bearings** for this legal description is the centerline of Kammerer Road as shown on the Record of Survey filed in Book 91 of Surveys, at Page 18, of Official Records of Sacramento County.

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyor's Act.

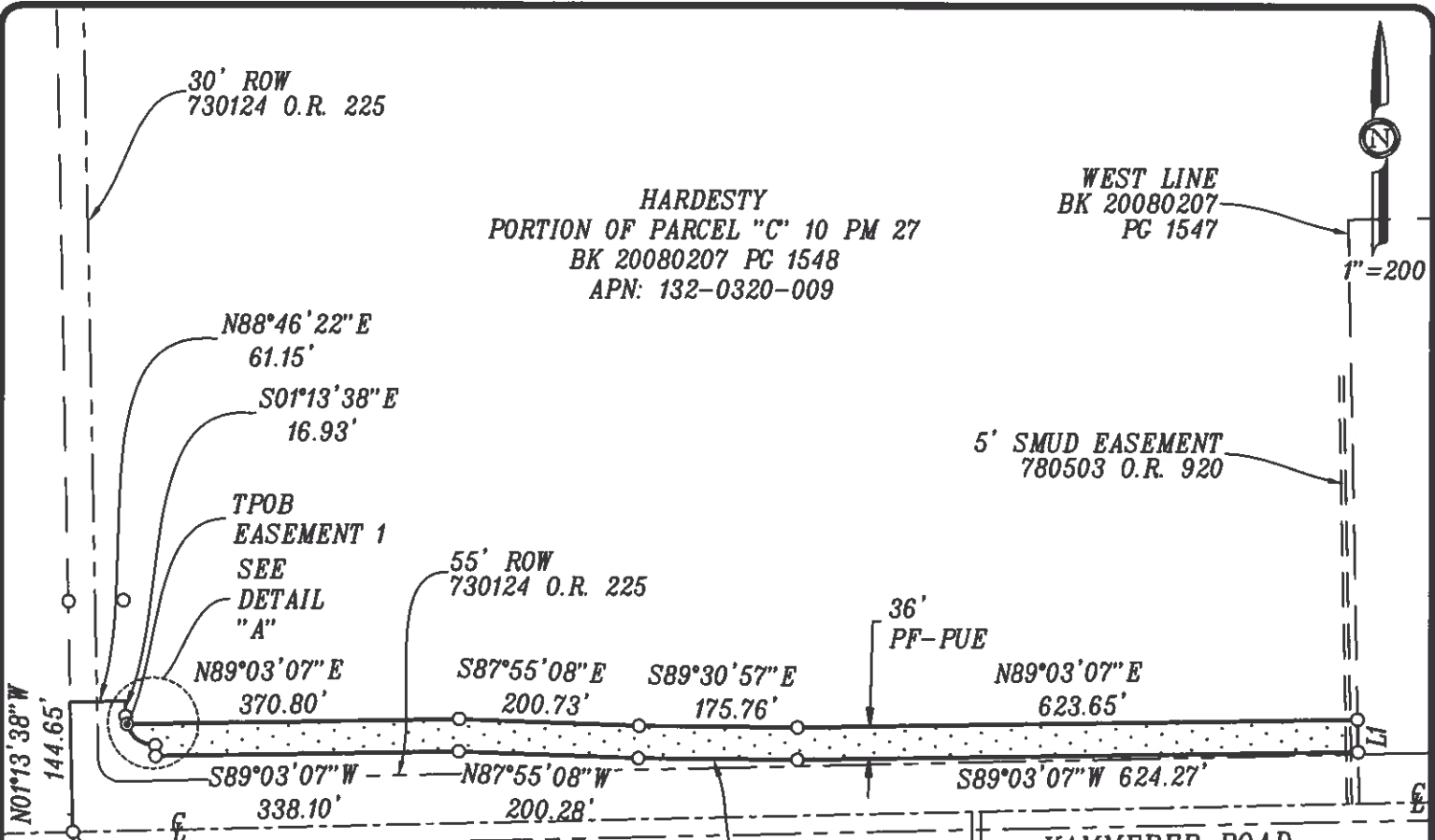


Ryan L Ming, P.L.S. 8409



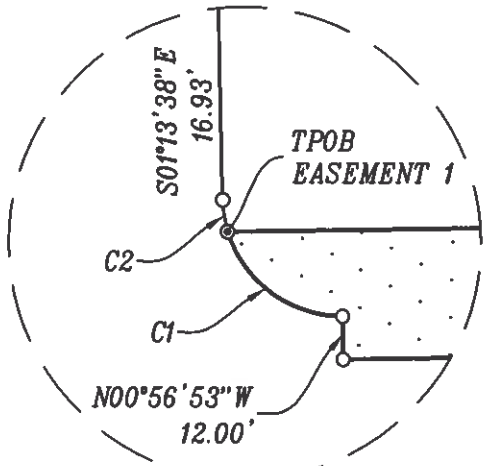
Date





LINE TABLE		
LINE	BEARING	DIST.
L1	S01°13'05" E	36.00'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	33.00'	74°10'18"	42.72'	N53°51'44"W 39.80'
C2	33.00'	15°32'57"	8.96'	S09°00'07"E 8.93'



LEGEND

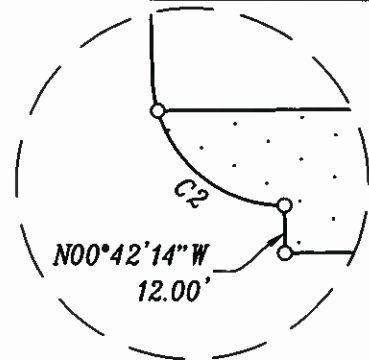
PUBLIC FACILITIES & PUBLIC UTILITY EASEMENT (1) 1.120 AC±

- APN.....ASSESSORS PARCEL NUMBER
- BK.....BOOK
- CL.....CENTERLINE
- PC.....PAGE
- POC.....POINT OF COMMENCEMENT
- TPOB.....TRUE POINT OF BEGINNING
- ROW.....RIGHT OF WAY



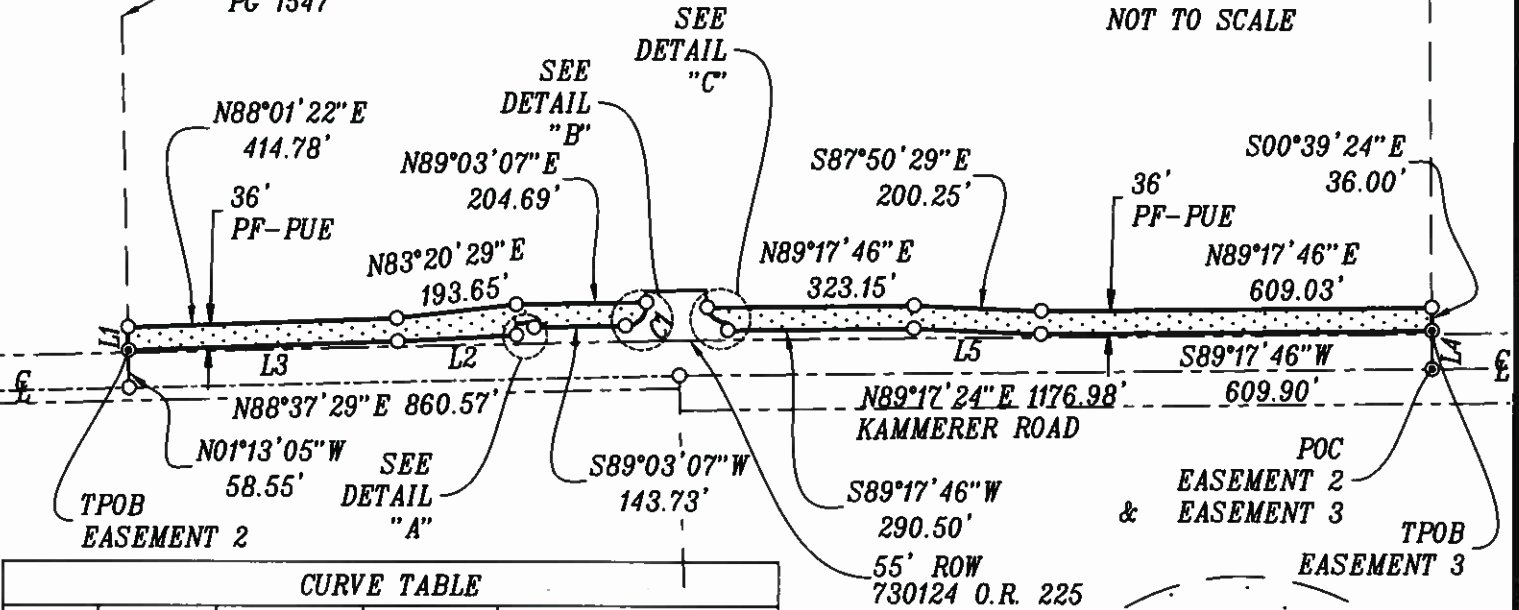
1"=300'

HARDESTY
PORTION OF PARCEL "C" 10 PM 27
BK 20080207 PG 1548
APN: 132-0320-009



DETAIL "C"
NOT TO SCALE

EAST LINE
BK 20080207
PG 1547

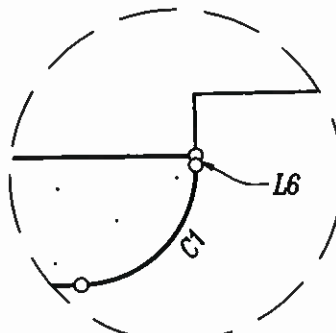


CURVE TABLE

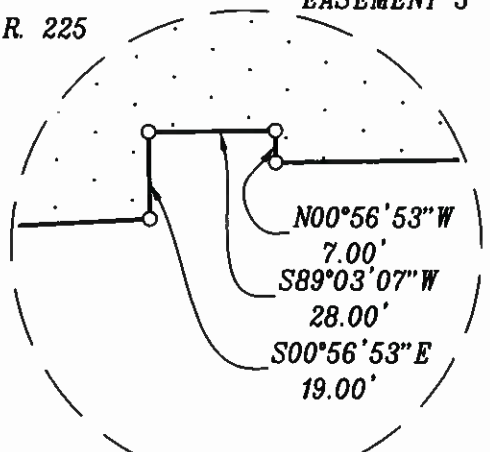
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	33.00'	90°28'49"	52.11'	S43°48'43"W 46.86'
C2	33.00'	74°10'50"	42.72'	N53°36'49"W 39.80'

LINE TABLE

LINE	BEARING	DIST.
L1	N01°13'05"W	35.95'
L2	S86°53'04"W	184.98'
L3	S88°00'36"W	422.44'
L4	N00°39'24"E	59.69'
L5	N87°50'29"W	200.25'
L6	S01°25'42"E	2.72'



DETAIL "B"
NOT TO SCALE



DETAIL "A"
NOT TO SCALE

LEGEND

PUBLIC FACILITIES & PUBLIC UTILITY EASEMENT (2&3) 1.610 AC±

- APN.....ASSESSORS PARCEL NUMBER
- BK.....BOOK
- ℄.....CENTERLINE
- PG.....PAGE
- POC.....POINT OF COMMENCEMENT
- TPOB....TRUE POINT OF BEGINNING
- ROW.....RIGHT OF WAY



EXHIBIT B

PUBLIC FACILITIES & PUBLIC UTILITY EASEMENT
APN: 132-0320-009



110 BLUE RAVINE RD SUITE 101 | FOLSOM, CA 95630
PHONE: 916.900.6623 | uniconoengineering.com

EXHIBIT "2-C-1"

No Fee Document – Per Government Code §6103 & §27383
No Documentary Transfer Tax – Per R&T Code §11922

Recording Requested By and When Recorded Return To:

City of Elk Grove
Attn: City Clerk
8401 Laguna Palms Way
Elk Grove, CA 95758

Mail Tax Statements To:

Paula Hardesty
8499 Kammerer Road
Elk Grove, CA 95757

Project Name: Kammerer Road Extension Project, Phase 1
(WTR017)
APN: ptn. of 132-0320-009

The Above Space For Recorder's Use Only

TEMPORARY CONSTRUCTION EASEMENT

The undersigned hereby declare Documentary transfer tax is \$ 0.00

Unincorporated Area City of Elk Grove R&T Code §11922 Governmental agency acquiring title

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, **MAGDALEN V. SAUNDERS, Trustee of the Pete and Maggie Saunders Trust C, established January 2, 1996, under Trust Agreement dated September 5, 1990; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Marital Trust, established January 1, 2006; and PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Credit Trust ("GRANTOR")**, hereby grant to the **CITY OF ELK GROVE, a municipal corporation ("Grantee")**, its successors and assigns, a TEMPORARY CONSTRUCTION EASEMENT ("EASEMENT") for the purpose of public use, inclusive of ingress and egress, including construction, reconstruction, installation, improvement, repair, inspection, expansion, and maintenance of public rights-of way, highways, roadways, services, utilities, landscape improvements, and necessary appurtenances thereto, on, over, under and across all that real property situated in the City of Elk Grove, County of Sacramento, State of California, described as follows:

See Exhibit "A", legal description, and Exhibit "B", plat to accompany legal description, attached hereto and incorporated herein by this reference.

Easement shall become effective on the date the GRANTEE issues Notice to Proceed to the contractor for construction of the Kammerer Road Extension Project, Phase 1 Project ("Project") and shall terminate twenty-four (24) months from the date of Notice to Proceed, unless extended by the GRANTEE, for up to twelve (12) months.

GRANTEE shall record a Quitclaim Deed releasing all GRANTEE's right, title and interest in and to this Easement, no later than 60 calendar days following the expiration of the Temporary Construction Easement.

*Signature Page attached hereto and made a part hereof

**Signature Page to Temporary Construction Easement*

Date of Document: _____

Executed this _____ day of _____, 20_____

GRANTOR: MAGDALEN V. SAUNDERS, Trustee of the Pete and Maggie Saunders Trust C, established January 2, 1996, under Trust Agreement dated September 5, 1990; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Marital Trust, established January 1, 2006; and PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Credit Trust

By: _____
Magdalen V. Saunders, as Trustee of the Pete and Maggie Saunders Trust C, established January 2, 1996, under Trust Agreement dated September 5, 1990

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Marital Trust, established January 1, 2006

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Credit Trust

EXHIBIT "A"
APN: 132-0320-009
TEMPORARY CONSTRUCTION
EASEMENT

All that real property situated in the City of Elk Grove, County of Sacramento, State of California, more particularly described as follows:

All that portion of Parcel "C", as shown on the Parcel Map entitled "Being the SE ¼ of Sec. 11, the SW ¼ of Sec. 12, the NW ¼ of Sec 13, and the NE ¼ Sec. 14, T.6N., R.5E, M.D.B. & M., Sacramento County, California", filed February 6, 1973, in Book 10 of Parcel Maps, Page 27, described as follows:

Temporary Construction Easement 1

Commencing at the Southwest corner of said Parcel "C", thence along the West line of said Parcel "C" North 01°13'38" West, 144.65 feet; thence leaving said West line North 88°46'22" East, 61.15 feet; thence Parallel with the West line of said Parcel "C" South 01°13'38" East, 16.93 feet; thence South 01°13'38" East, 1.16 feet; thence along a curve to the left having a radius of 33.00 feet, through a central angle of 15°32'57", having an arc length of 8.96 feet, subtended by a chord bearing South 09°00'07" East, 8.93 feet to the **True Point of Beginning**; thence North 89°03'07" East, 370.80 feet; thence South 87°55'08" East, 200.73 feet; thence South 89°30'57" East, 175.76 feet; thence North 89°03'07" East, 623.65 feet to the West line of said Parcel "C", recorded in Book 20080207, Page 1547, Official Records of Sacramento County; thence along said West line North 01°13'05" West, 25.00 feet; thence leaving said West line South 89°03'07" West, 22.20 feet; thence South 00°56'53" East, 15.00 feet; thence South 89°03'07" West, 601.21 feet; thence North 89°30'57" West, 175.49 feet; thence North 87°55'08" West, 200.85 feet; thence South 89°03'07" West, 372.33 feet; thence South 01°13'38" East, 1.16 feet; thence along a tangent curve to the left having a radius of 33.00 feet, through a central angle of 15°32'57", having an arc length of 8.96 feet, subtended by a chord bearing South 09°00'07" East, 8.93 feet to the True Point of Beginning containing, 0.323 acres more or less.

Temporary Construction Easement 2

10' Temporary Construction Easement perpendicular and lying North of the following described as follows:

Commencing at the Southeast corner of that portion of said Parcel "C" described in the Grant Deed recorded in Book 20080207, Page 1548, Official Records of Sacramento County; thence along the South line of said portion of Parcel "C" and the centerline of

EXHIBIT "A"
APN: 132-0320-009
TEMPORARY CONSTRUCTION
EASEMENT

Kammerer Road South 89°17'24" West, 1176.98 feet; thence continuing along said centerline line South 88°37'29" West, 860.57 feet to the East line of the parcel of land recorded in Book 20080207, Page 1547, Official Records of Sacramento County; thence along said East line North 01°13'05" West, 94.51 feet to the **True Point of Beginning**; thence leaving said line North 88°01'22" East, 414.78 feet; thence North 83°20'29" East, 193.65 feet; thence North 89°03'07" East 204.69 feet, containing 0.187 acres more or less.

Temporary Construction Easement 3

Commencing at the Southeast corner of said portion of Parcel "C"; thence along the East line of said portion of Parcel "C" North 00°39'24" East 95.69 feet to the **True Point of Beginning**; thence leaving said East line South 89°17'46" West 609.03 feet; thence North 87°50'29" West 200.25 feet; thence South 89°17'46" West 323.15 feet; thence along a non-tangent curve to the right having a radius of 33.00 feet, having a radial bearing of South 73°28'10" East, through a central angle of 15°06'08", having an arc length of 8.70 feet, subtended by a chord bearing North 08°58'46" West, 8.67 feet; thence North 01°25'42" West, 1.42 feet; thence North 89°17'46" East, 324.67 feet; thence South 87°50'29" East, 200.25 feet; thence North 89°17'46" East, 432.02 feet; thence North 00°42'14" West, 30.00 feet; thence North 89°17'46" East, 40.00 feet; thence South 00°42'14" East, 30.00 feet; thence North 89°17'46" East, 136.77 feet to the East line of said portion of Parcel "C"; thence along said East line South 00°39'24" East, 10.00 feet to the True Point of Beginning, containing 0.288 acres more or less.

See Exhibit "B" attached hereto and made a part of this description.

End of Description

The **Basis of Bearings** for this legal description is the centerline of Kammerer Road as shown on the Record of Survey filed in Book 91 of Surveys, at Page 18, of Official Records of Sacramento County.

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyor's Act.

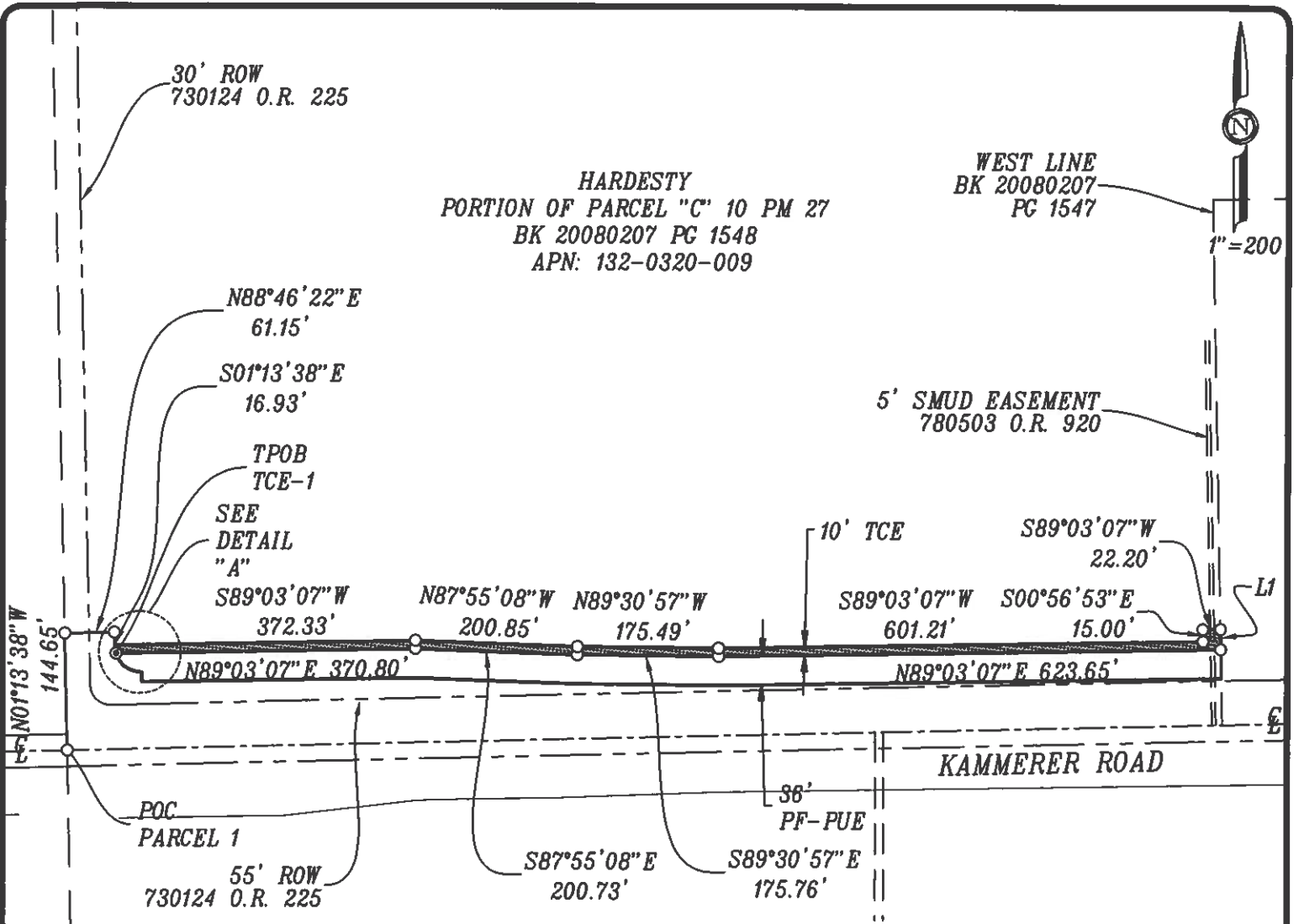


Ryan L Ming, P.L.S. 8409

9/10/19

Date





LINE TABLE

LINE	BEARING	DIST.
L1	N01°13'05"W	25.00'

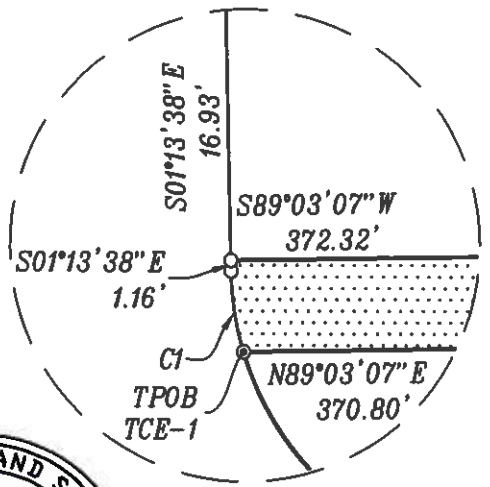
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	33.00'	15°32'57"	8.96'	S09°00'07" E 8.93'

LEGEND

TEMPORARY CONSTRUCTION EASEMENT (1) 0.323 AC±

- APN.....ASSESSORS PARCEL NUMBER
- BK.....BOOK
- CL.....CENTERLINE
- PG.....PAGE
- POC.....POINT OF COMMENCEMENT
- TPOB.....TRUE POINT OF BEGINNING
- ROW.....RIGHT OF WAY
- TCE.....TEMPORARY CONSTRUCTION EASEMENT



DETAIL "A"
NOT TO SCALE

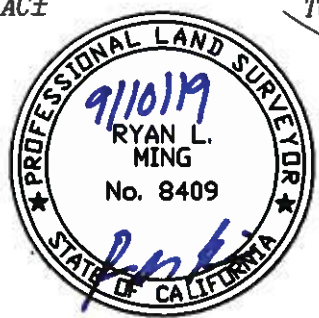


EXHIBIT B

TEMPORARY CONSTRUCTION EASEMENT
APN: 132-0320-009

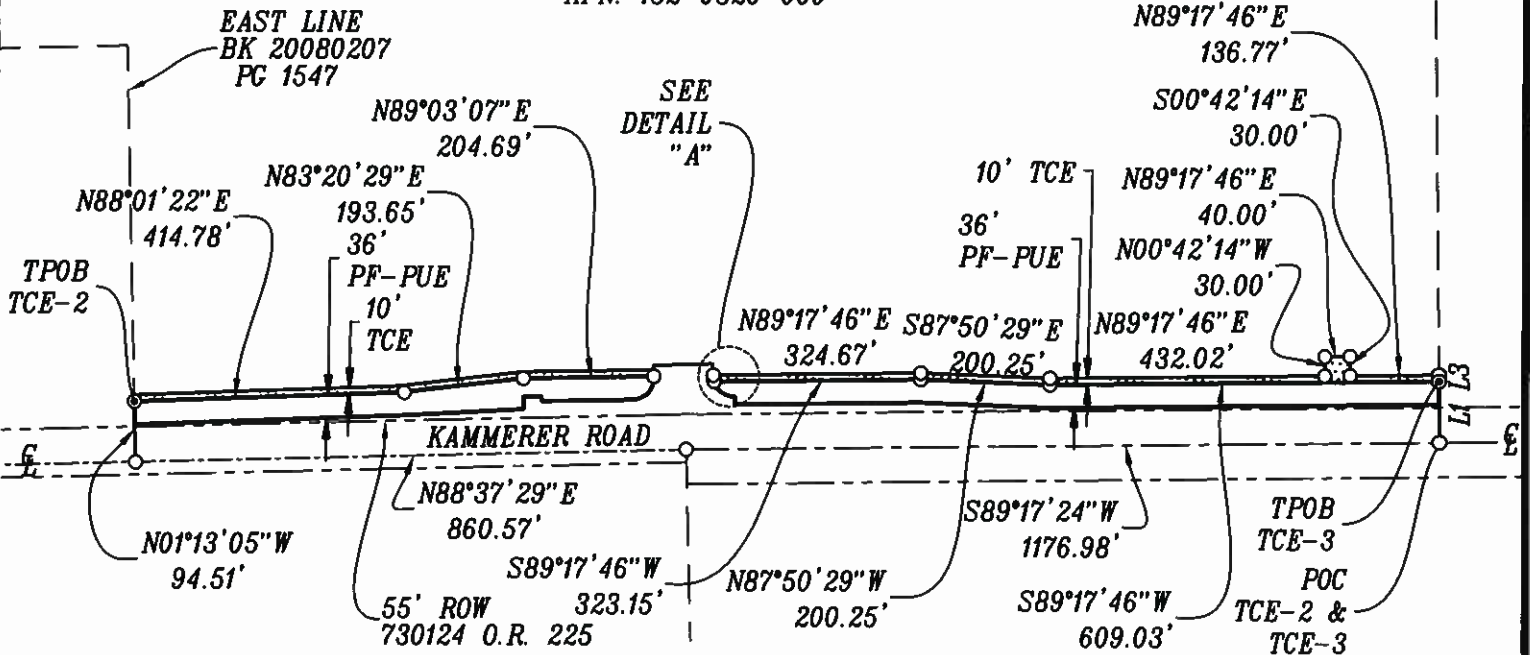


110 BLUE RAVINE RD SUITE 101 | FOLSOM, CA 95630
PHONE: 916.900.6623 | uniconengineering.com



1"=300'

HARDESTY
 PORTION OF PARCEL "C" 10 PM 27
 BK 20080207 PG 1548
 APN: 132-0320-009

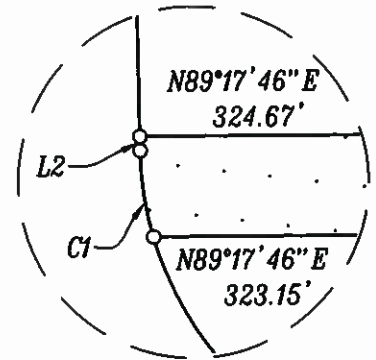


CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	33.00'	15°06'08"	8.70'	N08°58'46"W 8.67'

LINE TABLE

LINE	BEARING	DIST.
L1	N00°39'24"W	95.69'
L2	N01°25'42"W	1.42'
L3	S00°39'24"E	10.00'



DETAIL "A"
 NOT TO SCALE

LEGEND

TEMPORARY CONSTRUCTION EASEMENT (2 & 3) 0.475 AC±

- APN.....ASSESSORS PARCEL NUMBER
- BK.....BOOK
-CENTERLINE
- PG.....PAGE
- POC.....POINT OF COMMENCEMENT
- TPOB.....TRUE POINT OF BEGINNING
- ROW.....RIGHT OF WAY
- TCE.....TEMPORARY CONSTRUCTION EASEMENT



EXHIBIT B

TEMPORARY CONSTRUCTION EASEMENT
 APN: 132-0320-009



EXHIBIT "2-D-1"

No Fee Document – Per Government Code §6103 & §27383
No Documentary Transfer Tax – Per R&T Code §11922

Recording Requested By and When Recorded Return To:

City of Elk Grove
Attn: City Clerk
8401 Laguna Palms Way
Elk Grove, CA 95758

Mail Tax Statements To:

Paula Hardesty
8499 Kammerer Road
Elk Grove, CA 95757

Project Name: Kammerer Road Extension Project, Phase I
(WTR017)

APN: ptn. of 132-0320-009

The Above Space For Recorder's Use Only

GRANT DEED

The undersigned hereby declare Documentary transfer tax is \$ 0.00

[] Unincorporated Area [X] City of Elk Grove R&T Code §11922 Governmental agency acquiring title

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, **MAGDALEN V. SAUNDERS, Trustee of the Pete and Maggie Saunders Trust C, established January 2, 1996, under Trust Agreement dated September 5, 1990; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Marital Trust, established January 1, 2006; and PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Credit Trust ("GRANTOR")** hereby grants to the **CITY OF ELK GROVE, a municipal corporation ("GRANTEE")**, all that certain real property situated in the City of Elk Grove, County of Sacramento, State of California, described as follows:

See Exhibit "A", legal description, and Exhibit "B", plat map, attached hereto and made a part hereof.

The property described in Exhibit "A" is for the purpose of constructing and maintaining a detention basin and all appurtenances thereto, together with a storm drain and access road, and any other public use, including but not limited to, riding, hiking and bikeways.

Executed this _____ day of _____, 20_____

*Signature Page attached hereto and made a part hereof

**Signature Page to Grant Deed*

Date of Document: _____

GRANTOR: MAGDALEN V. SAUNDERS, Trustee of the Pete and Maggie Saunders Trust C, established January 2, 1996, under Trust Agreement dated September 5, 1990; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Marital Trust, established January 1, 2006; and PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Credit Trust

By: _____
Magdalen V. Saunders, as Trustee of the Pete and Maggie Saunders Trust C, established January 2, 1996, under Trust Agreement dated September 5, 1990

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Marital Trust, established January 1, 2006

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Credit Trust

EXHIBIT "A"

APN: 132-0320-009

**FEE SIMPLE ACQUISITION
BASIN, STORM DRAIN AND ACCESS ROAD**

All that real property situated in the City of Elk Grove, County of Sacramento, State of California, more particularly described as follows:

All that portion of Parcel "C", as shown on the Parcel Map entitled "Being the SE ¼ of Sec. 11, the SW ¼ of Sec. 12, the NW ¼ of Sec 13, and the NE ¼ Sec. 14, T.6N., R.5E, M.D.B. & M., Sacramento County, California" filed February 6, 1973, in Book 10 of Parcel Maps, Page 27, described as follows:

Parcel 1

Commencing at the Southwest corner of said Parcel "C", thence along the West line of said Parcel "C" North 01°13'38" West, 1249.36 feet; thence leaving said West line North 88°46'22" East, 30.00 feet to a point on the East line of the 30' Right of Way recorded in Book 730124, at Page 225, Official Records of Sacramento County, said point also being the True Point of Beginning; thence along the East line of said 30' Right of Way North 01°13'38" West, 62.87 feet; thence leaving said East line North 89°48'08" East, 83.90 feet; thence along a tangent curve to the left having a radius of 570.00 feet, through a central angle of 19°18'48", having an arc length of 192.14 feet, subtended by a chord bearing North 80°08'44" East, 191.23 feet; thence North 70°29'21" East, 344.53 feet; thence North 83°07'06" East, 47.25 feet; thence North 56°26'12" East, 41.41 feet; thence along a tangent curve to the left having a radius of 169.00 feet, through a central angle of 15°37'35", having an arc length of 46.09 feet, subtended by a chord bearing North 48°37'24" East, 45.95 feet; thence North 00°00'00" East, 179.33 feet to a point hereafter known as Point "A"; thence North 66°21'56" East, 98.52 feet; thence along a tangent curve to the right having a radius of 316.00 feet, through a central angle of 18°01'37", having an arc length of 99.42 feet, subtended by a chord bearing North 75°22'45" East, 99.01 feet; thence North 84°23'34" East, 123.32 feet; thence North 89°57'12" East, 112.20 feet; thence South 00°02'48" East, 257.66 feet; thence South 89°57'12" West, 107.22 feet; thence North 89°55'39" West, 243.66 feet; thence along a tangent curve to the left having a radius of 40.00 feet, through a central angle of 50°57'19", having an arc length of 35.57 feet, subtended by a chord bearing South 64°35'41" West, 34.41 feet; thence along a reversing curve to the right having a radius of 230.00 feet, through a central angle of 31°55'09", having an arc length of 128.13 feet, subtended by a chord bearing South 55°04'36" West, 126.48 feet; thence South 71°02'11" West, 95.70 feet; thence South 87°02'58" West, 10.45 feet; thence South 54°53'25" West, 10.36 feet; thence South 71°02'11" West, 270.88 feet; thence along a tangent curve to the right having a radius of 632.00 feet, through a central angle of 16°17'58", having an arc length of 179.79 feet,

EXHIBIT "A"
APN: 132-0320-009
FEE SIMPLE ACQUISITION
BASIN, STORM DRAIN AND ACCESS ROAD

subtended by a chord bearing South 79°11'09" West, 179.18 feet; thence South 76°48'37" West, 59.88 feet; thence North 90°00'00" West, 11.78 feet; thence South 76°48'37" West, 36.42 feet to the True Point of Beginning, containing 3.087 acres more or less.

Parcel 2

Beginning at the said Point A", thence along the above described boundary line of Parcel 1 South 00°00'00" East, 12.48 feet; thence North 49°02'16" West, 92.15 feet to the Southerly line of the Drainage Easement recorded in Book 730124, at Page 228, Official Records of Sacramento County; thence along said Southerly line North 19°55'49" East, 37.86 feet; thence leaving said Southerly line South 50°07'28" East, 89.22 feet; thence along a tangent curve to the left having a radius of 35.00 feet, through a central angle of 63°30'36", having an arc length of 38.80 feet, subtended by a chord bearing South 81°52'46" East, 36.84 feet to the northerly boundary line of the above described Parcel 1; thence along said Northerly line South 66°21'56" West, 52.68 feet to the Point of Beginning, containing 0.083 acres more or less.

See Exhibit "B" attached hereto and made a part of this description.

End of Description

The **Basis of Bearings** for this legal description is the West line of Parcel "C" being the West line of the Northwest ¼ of Section 14, T.6N., R.5E, M.D.B. & M. as shown on the Record of Survey filed in Book 91 of Surveys, at Page 18, of Official Records of Sacramento County.

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyor's Act.



Ryan L Ming, P.L.S. 8409

10/07/19
Date





1"=40'

DRAINAGE EASEMENT
PER 730124-228 O.R.

HARDESTY
PORTION OF PARCEL "C" 10 PM 27
BK 20080207 PG 1548
APN: 132-0320-009

N19°55'49"E
37.86'
S50°07'28"E
89.22'
N49°02'16"W
92.15'

CH=S81°52'46"E 36.84'
Δ=63°30'36"
R=35.00'
L=38.80'

S66°21'56"W
52.68'

POINT "A"
POB

S00°00'00"E
12.48'

LEGEND

 FEE SIMPLE ACQUISITION PARCEL-2 0.083 AC±

APN.....ASSESSORS PARCEL NUMBER

BK.....BOOK

PG.....PAGE

PM.....PARCEL MAP

POB.....POINT OF BEGINNING

ROW.....RIGHT OF WAY

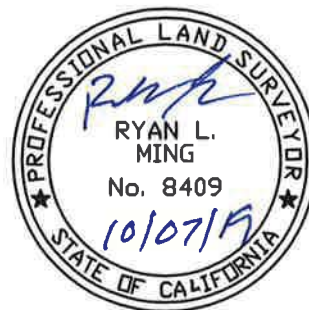


EXHIBIT B

FEE SIMPLE ACQUISITION-PARCEL 2
BASIN, STORM DRAIN AND ACCESS ROAD

APN: 132-0320-009

CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA

UNICO
ENGINEERING

110 BLUE RAVINE RD SUITE 101 | FOLSOM, CA 95630
PHONE: 916.900.6623 | unicoengineering.com

EXHIBIT "2-E-1"

No Fee Document – Per Government Code §6103 & §27383
No Documentary Transfer Tax – Per R&T Code §11922

Recording Requested By and When Recorded Return To:

City of Elk Grove
Attn: City Clerk
8401 Laguna Palms Way
Elk Grove, CA 95758

Mail Tax Statements To:

Paula Hardesty
8499 Kammerer Road
Elk Grove, CA 95757

Project Name: Kammerer Road Extension Project, Phase 1
(WTR017)
APN: ptn. of 132-0320-009

The Above Space For Recorder's Use Only

TEMPORARY CONSTRUCTION EASEMENT

The undersigned hereby declare Documentary transfer tax is \$ 0.00

[] Unincorporated Area [X] City of Elk Grove R&T Code §11922 Governmental agency acquiring title

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, **MAGDALEN V. SAUNDERS, Trustee of the Pete and Maggie Saunders Trust C, established January 2, 1996, under Trust Agreement dated September 5, 1990; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Marital Trust, established January 1, 2006; and PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Credit Trust ("GRANTOR")**, hereby grant to the **CITY OF ELK GROVE, a municipal corporation ("Grantee")**, its successors and assigns, a TEMPORARY CONSTRUCTION EASEMENT ("EASEMENT") for the purpose of public use, inclusive of ingress and egress, including construction, reconstruction, installation, improvement, repair, inspection, expansion, and maintenance of public rights-of way, highways, roadways, services, utilities, landscape improvements, and necessary appurtenances thereto, on, over, under and across all that real property situated in the City of Elk Grove, County of Sacramento, State of California, described as follows:

See Exhibit "A", legal description, and Exhibit "B", plat to accompany legal description, attached hereto and incorporated herein by this reference.

Easement shall become effective on the date the GRANTEE issues Notice to Proceed to the contractor for construction of the Kammerer Road Extension Project, Phase 1 Project ("Project") and shall terminate twenty-four (24) months from the date of Notice to Proceed, unless extended by the GRANTEE, for up to twelve (12) months.

GRANTEE shall record a Quitclaim Deed releasing all GRANTEE's right, title and interest in and to this Easement, no later than 60 calendar days following the expiration of the Temporary Construction Easement.

*Signature Page attached hereto and made a part hereof

**Signature Page to Temporary Construction Easement*

Date of Document: _____

Executed this _____ day of _____, 20_____

GRANTOR: MAGDALEN V. SAUNDERS, Trustee of the Pete and Maggie Saunders Trust C, established January 2, 1996, under Trust Agreement dated September 5, 1990; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Marital Trust, established January 1, 2006; and PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Credit Trust

By: _____
Magdalen V. Saunders, as Trustee of the Pete and Maggie Saunders Trust C, established January 2, 1996, under Trust Agreement dated September 5, 1990

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Marital Trust, established January 1, 2006

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Credit Trust

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTIONS 6103 and 27383 OF THE CALIFORNIA GOVERNMENT CODE

EXHIBIT "A"

APN: 132-0320-009

TEMPORARY CONSTRUCTION EASEMENT

All that real property situated in the City of Elk Grove, County of Sacramento, State of California, more particularly described as follows:

All that portion of Parcel "C", as shown on the Parcel Map entitled "Being the SE ¼ of Sec. 11, the SW ¼ of Sec. 12, the NW ¼ of Sec 13, and the NE ¼ Sec. 14, T.6N., R.5E, M.D.B. & M., Sacramento County, California" filed February 6, 1973, in Book 10 of Parcel Maps, Page 27, described as follows:


Commencing at the Southwest corner of said Parcel "C", thence along the West line of said Parcel "C" North 01°13'38" West, 1249.36 feet; thence leaving said West line North 88°46'22" East, 30.00 feet to a point on the East line of the 30' Right of Way recorded in Book 730124, at Page 225, Official Records of Sacramento County, said point also being the True Point of Beginning; thence leaving said East line North 76°48'37" East, 20.44 feet; thence South 01°13'38" East, 44.24 feet; thence South 88°46'22" West, 20.00 feet to the East line of the 30' Right of Way recorded in Book 730124, at Page 225, Official Records of Sacramento County, thence along said East line North 01°13'38" West, 40.00 feet to the True Point of Beginning, containing 0.019 acres more or less.

See Exhibit "B" attached hereto and made a part of this description.

End of Description

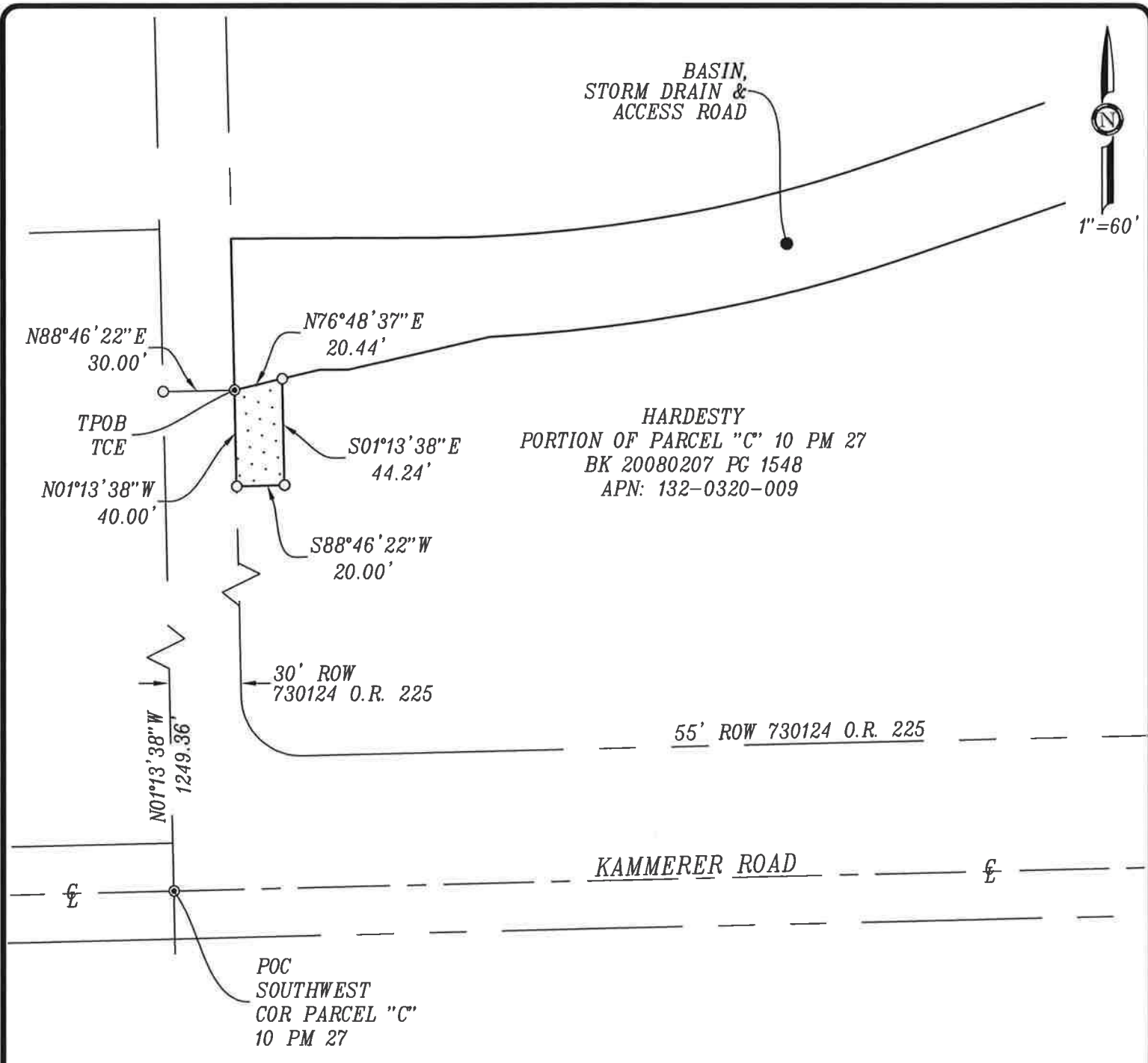
The **Basis of Bearings** for this legal description is the West line of Parcel "C" being the West line of the Northwest ¼ of Section 14, T.6N., R.5E, M.D.B. & M. as shown on the Record of Survey filed in Book 91 of Surveys, at Page 18, of Official Records of Sacramento County.

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyor's Act.


Ryan L Ming, P.L.S. 8409

10/07/19
Date





LEGEND

TEMPORARY CONSTRUCTION EASEMENT 0.019 AC±

APN.....ASSESSORS PARCEL NUMBER

BK.....BOOK

¢.....CENTERLINE

PC.....PAGE

PM.....PARCEL MAP

POC.....POINT OF COMMENCEMENT

TPOB.....TRUE POINT OF BEGINNING

ROW.....RIGHT OF WAY

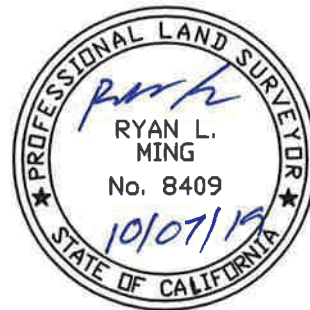


EXHIBIT B

TEMPORARY CONSTRUCTION
EASEMENT

APN: 132-0320-009



EXHIBIT "2-F-1"

No Fee Document – Per Government Code §6103 & §27383
No Documentary Transfer Tax – Per R&T Code §11922

Recording Requested By and When Recorded Return To:

City of Elk Grove
Attn: City Clerk
8401 Laguna Palms Way
Elk Grove, CA 95758

Mail Tax Statements To:

Paula Hardesty
8499 Kammerer Road
Elk Grove, CA 95757

Project Name: Kammerer Road Extension Project, Phase I
(WTR017)

APN: ptn. of 132-0320-009

The Above Space For Recorder's Use Only

GRANT DEED

The undersigned hereby declare Documentary transfer tax is \$ 0.00

Unincorporated Area City of Elk Grove R&T Code §11922 Governmental agency acquiring title

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, **MAGDALEN V. SAUNDERS, Trustee of the Pete and Maggie Saunders Trust C, established January 2, 1996, under Trust Agreement dated September 5, 1990; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Marital Trust, established January 1, 2006; and PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Credit Trust ("GRANTOR")** hereby grants to the **CITY OF ELK GROVE, a municipal corporation ("GRANTEE")**, all that certain real property situated in the City of Elk Grove, County of Sacramento, State of California, described as follows:

See Exhibit "A", legal description, and Exhibit "B", plat map, attached hereto and made a part hereof.

Executed this _____ day of _____, 20_____

*Signature Page attached hereto and made a part hereof

**Signature Page to Grant Deed*

Date of Document: _____

GRANTOR: MAGDALEN V. SAUNDERS, Trustee of the Pete and Maggie Saunders Trust C, established January 2, 1996, under Trust Agreement dated September 5, 1990; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006; PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Marital Trust, established January 1, 2006; and PAULA HARDESTY, Trustee of the Greg and Paula Hardesty Family 1995 Credit Trust

By: _____
Magdalen V. Saunders, as Trustee of the Pete and Maggie Saunders Trust C, established January 2, 1996, under Trust Agreement dated September 5, 1990

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Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Revocable Survivors' Trust, established January 1, 2006

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Marital Trust, established January 1, 2006

By: _____
Paula Hardesty, as Trustee of the Greg and Paula Hardesty Family 1995 Credit Trust

EXHIBIT "A"
APN: 132-0320-009
UNECONOMIC REMAINDER

All that real property situated in the City of Elk Grove, County of Sacramento, State of California, more particularly described as follows:

All that portion of Parcel "C", as shown on the Parcel Map entitled "Being the SE ¼ of Sec. 11, the SW ¼ of Sec. 12, the NW ¼ of Sec 13, and the NE ¼ Sec. 14, T.6N., R.5E, M.D.B. & M., Sacramento County, California" filed February 6, 1973, in Book 10 of Parcel Maps, Page 27, described as follows:

Commencing at the Southwest corner of said Parcel "C", thence along the West line of said Parcel "C" North 01°13'38" West, 1249.36 feet to the True Point of Beginning; thence leaving said West line North 88°46'22" East, 30.00 feet to a point on the East line of the 30' Right of Way recorded in Book 730124, at Page 225, Official Records of Sacramento County; thence along the East line of said 30' Right of Way North 01°13'38" West, 62.87 feet; thence leaving said East line North 89°48'08" East, 83.90 feet; thence along a tangent curve to the left having a radius of 570.00 feet, through a central angle of 19°18'48", having an arc length of 192.14 feet, subtended by a chord bearing North 80°08'44" East, 191.23 feet; thence North 70°29'21" East, 344.53 feet; thence North 83°07'06" East, 47.25 feet; thence North 56°26'12" East, 41.41 feet; thence along a tangent curve to the left having a radius of 169.00 feet, through a central angle of 15°37'35", having an arc length of 46.09 feet, subtended by a chord bearing North 48°37'24" East, 45.95 feet; thence North 00°00'00" East, 166.85 feet; thence North 49°02'16" West, 92.15 feet to the Southerly line of the Drainage Easement recorded in Book 730124, at Page 228, Official Records of Sacramento County; thence along said Southerly line North 19°55'49" East, 37.86 feet; thence leaving said Southerly line South 50°07'28" East, 89.22 feet; thence along a tangent curve to the left having a radius of 35.00 feet, through a central angle of 63°30'36", having an arc length of 38.80 feet, subtended by a chord bearing South 81°52'46" East, 36.84 feet; thence North 66°21'56" East, 45.84 feet; thence along a tangent curve to the right having a radius of 316.00 feet, through a central angle of 18°01'37", having an arc length of 99.42 feet, subtended by a chord bearing North 75°22'45" East, 99.01 feet; thence North 84°23'34" East, 123.32 feet; thence North 89°57'12" East, 112.20 feet; thence North 00°02'48" West, 80.23 feet to the centerline of the Drainage Easement recorded in Book 730124, at Page 228, Official Records of Sacramento County also being the North line of said Parcel "C"; thence along the said North line of said Parcel "C" the following six (6) courses:

1. South 85°31'49" West, 11.92 feet;
2. North 50°43'11" West, 114.00 feet;
3. South 77°35'49" West, 409.00 feet;

EXHIBIT "A"
APN: 132-0320-009
UNECONOMIC REMAINDER

4. South 19°55'49" West, 288.00 feet;
5. South 75°37'49" West, 373.00 feet;
6. North 59°18'11" West, 245.35 feet to the West line of said Parcel "C";

thence along said West line of said Parcel "C" South 01°13'38" East, 352.11 feet to the the True Point of Beginning, containing 4.748 acres more or less.

See Exhibit "B" attached hereto and made a part of this description.

End of Description

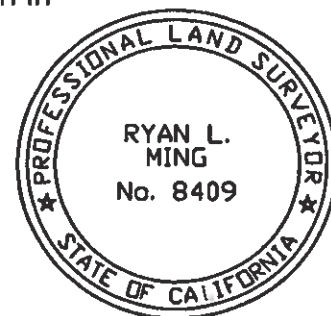
The **Basis of Bearings** for this legal description is the West line of Parcel "C" being the West line of the Northwest ¼ of Section 14, T.6N., R.5E, M.D.B. & M. as shown on the Record of Survey filed in Book 91 of Surveys, at Page 18, of Official Records of Sacramento County.

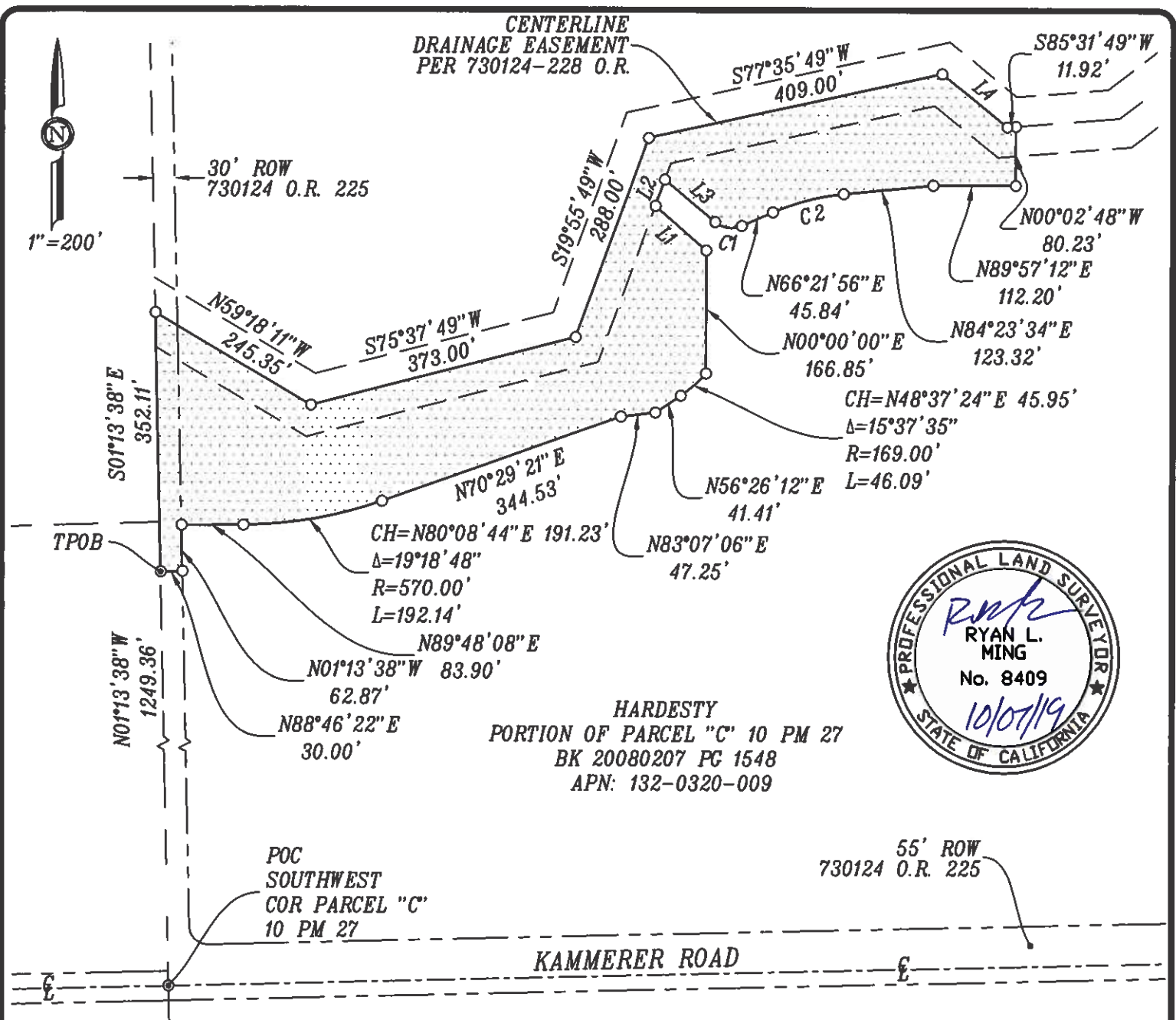
This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyor's Act.



Ryan L Ming, P.L.S. 8409

10/07/19
Date





HARDESTY
 PORTION OF PARCEL "C" 10 PM 27
 BK 20080207 PG 1548
 APN: 132-0320-009

LEGEND

- UNECONOMIC REMAINDER 4.748 AC±
- APN.....ASSESSORS PARCEL NUMBER
- BK.....BOOK
- ☒.....CENTERLINE
- PG.....PAGE
- PM.....PARCEL MAP
- POC.....POINT OF COMMENCEMENT
- TPOB.....TRUE POINT OF BEGINNING
- ROW.....RIGHT OF WAY
- UNECONOMIC REMAINDER.....4.512 AC±
- EXISTING RIGHT OF WAY.....0.236 AC±
- TOTAL UNECONOMIC REMAINDER.....4.748 AC±

LINE TABLE		
LINE	BEARING	DIST.
L1	N49°02'16"W	92.15'
L2	N19°55'49"E	37.86'
L3	S50°07'28"E	89.22'
L4	N50°43'11"W	114.00'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	35.00'	63°30'36"	38.80'	S81°52'46"E 36.84'
C2	316.00'	18°01'37"	99.42'	N75°22'45"E 99.01'

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2020-074

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 March 25, 2020 by the following vote:

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

NOES: COUNCILMEMBERS: *None*

ABSTAIN: COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*


Jason Lindgren, City Clerk
City of Elk Grove, California