ALTA\NSPS LAND TITLE SURVEY

Prepared for:

CITY OF ELK GROVE

DESCRIPTION

REAL PROPERTY IN THE CITY OF ELK GROVE , COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 4 AS SHOWN ON "SUBDIVISION NO. 18-019 SHELDON FARMS - LARGE LOT MAP", RECORDED NOVEMBER 30, 2021, IN BOOK 434 OF MAPS, AT PAGE 1, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY.

APN: 116-0012-051-0000 (AFFECTS THIS AND OTHER PROPERTIES)
116-0012-070-0000 (NEW APN - NOT YET ASSESSED)

TITLE REPORT

TITLE COMPANY: FIRST AMERICAN TITLE COMPANY

TITLE REPORT NUMBER: 0131-624548ala

DATED: MAY 5, 2022

THIS MAP WAS PREPARED IN ACCORDANCE WITH THE ABOVE REFERENCED TITLE REPORT, AND DEPICTS THE REAL PROPERTY AND PLOTTABLE ENCUMBRANCES DESCRIBED THEREIN. ***ITEMS PERTAINING TO TAXES, FINANCING, LIENS AND OTHER INTANGIBLE TITLE MATTERS ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT REPRESENTED HEREON.***

EXCEPTIONS TO COVERAGE

THE PROPERTY SHOWN AND DEPICTED HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE FOLLOWING RECORD DOCUMENTS. (REFER TO COMPLETE DOCUMENT FOR FULL DETAILS):

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022-2023, A LIEN NOT YET DUE OR PAYABLE.
2. ASSESSMENT LIENS, IF APPLICABLE, COLLECTED WITH THE GENERAL AND SPECIAL TAXES, INCLUDING BUT NOT LIMITED TO THOSE DISCLOSED BY THE REFLECTION OF THE FOLLOWING ON THE TAX ROLL:
COMMUNITY FACILITIES DISTRICT ELK GROVE SCHOOL DIST MR - CFD #1.
2A. THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT NO. 2006-1, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED APRIL 06, 2006 AS INSTRUMENT NO. 200604061882 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 16, 2021 AS INSTRUMENT NO. 202108160491 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 17, 2021 AS INSTRUMENT NO. 202111170999 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MARCH 30, 2022 AS INSTRUMENT NO. 202203300660 OF OFFICIAL RECORDS.
2B. THE LAND LIES WITHIN THE BOUNDARIES OF PROPOSED COMMUNITY FACILITIES DISTRICT NO. 2003-02, AS DISCLOSED BY A MAP FILED JULY 07, 2021 IN BOOK 134, PAGE 21 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS RECORDED JULY 07, 2021 AS INSTRUMENT NO. 202107070529 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 16, 2021 AS INSTRUMENT NO. 202108160490 OF OFFICIAL RECORDS.
2C. THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT NO. 2021-1, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED JUNE 18, 2021 AS INSTRUMENT NO. 202106180633 OF OFFICIAL RECORDS.
3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
4. ANY UNPAID AMOUNTS FOR DELINQUENT UTILITIES OWED TO, OR RESULTANT LIENS IN FAVOR OF, THE COUNTY OF SACRAMENTO AND/OR ANY INCORPORATED CITIES WITHIN THE COUNTY OF SACRAMENTO.
CONTACT THE CITY OF ELK GROVE (VIA EPUBLIC SERVICES) AT (916) 635-2500, THE CITY OF FOLSOM AT (916) 355-7295, THE CITY OF GALT AT (209) 366-7260, OR THE CITY OF SACRAMENTO AT (916) 808-5454 FOR INFORMATION ON AMOUNTS DUE TO THOSE CITIES FOR PROPERTIES WITHIN THOSE LOCATIONS. CONTACT THE COUNTY OF SACRAMENTO AT (916) 875-5555 FOR INFORMATION ON AMOUNTS DUE TO ANY OTHER INCORPORATED CITIES, AND ALSO FOR INFORMATION ON AMOUNTS DUE TO THE COUNTY.
5. AN EASEMENT FOR SLOPE AND DRAINAGE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 06, 1995 AS BOOK 9510-06, PAGE 163 OF OFFICIAL RECORDS.
IN FAVOR OF: COUNTY OF SACRAMENTO
AFFECTS: AS DESCRIBED THEREIN
6. INTENTIONALLY DELETED
7. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $7,970,250.00 RECORDED APRIL 9, 2021 AS INSTRUMENT NO. 202104091869 OF OFFICIAL RECORDS.
DATED: APRIL 9, 2021
TRUSTOR: JEN CALIFORNIA 18, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: FIRST AMERICAN TITLE COMPANY
BENEFICIARY: D.R. HORTON CA2, INC., A CALIFORNIA CORPORATION
AFFECTS: THE LAND AND OTHER PROPERTY.
8. INTENTIONALLY DELETED
8A. A NOTICE OF ASSESSMENT RECORDED AUGUST 16, 2021 AS INSTRUMENT NO. 202108160493 OF OFFICIAL RECORDS, EXECUTED BY CITY OF ELK GROVE.
8B. A NOTICE OF ASSESSMENT RECORDED AUGUST 16, 2021 AS INSTRUMENT NO. 202108160495 OF OFFICIAL RECORDS, EXECUTED BY CITY OF ELK GROVE.
8C. THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION:
THE REAL PROPERTY DESCRIBED THEREIN IS A HIGH DENSITY RESIDENTIAL.
8D. AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: PUBLIC UTILITY, PEDESTRIAN, IRREVOCABLE OFFER OF DEDICATION, LIGHT RAIL TRANSIT IRREVOCABLE OFFER OF DEDICATION, LANDSCAPE EASEMENT AND INCIDENTAL PURPOSES.
8E. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBDIVISION IMPROVEMENT AGREEMENT (SUBDIVISION NO. 18-019, SHELDON FARMS, NORTH, LARGE LOT MAP)" RECORDED NOVEMBER 30, 2021 AS INSTRUMENT NO. 202111300672 OF OFFICIAL RECORDS.
8F. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBDIVISION IMPROVEMENT AGREEMENT (SUBDIVISION NO. 18-019.1, SHELDON FARMS, NORTH, VILLAGE 1)" RECORDED NOVEMBER 30, 2021 AS INSTRUMENT NO. 202111300704 OF OFFICIAL RECORDS.
9. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
11. RIGHTS OF PARTIES IN POSSESSION.
12. INTENTIONALLY DELETED
PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE:
13. WITH RESPECT TO JEN CALIFORNIA 18 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY:
A. A COPY OF ITS OPERATING AGREEMENT AND ANY AMENDMENTS THERETO;
B. IF IT IS A CALIFORNIA LIMITED LIABILITY COMPANY, THAT A CERTIFIED COPY OF ITS ARTICLES OF ORGANIZATION (LLC-1) AND ANY CERTIFICATE OF CORRECTION (LLC-11), CERTIFICATE OF AMENDMENT (LLC-2), OR RESTATEMENT OF ARTICLES OF ORGANIZATION (LLC-10) BE RECORDED IN THE PUBLIC RECORDS;
C. IF IT IS A FOREIGN LIMITED LIABILITY COMPANY, THAT A CERTIFIED COPY OF ITS APPLICATION FOR REGISTRATION (LLC-5) BE RECORDED IN THE PUBLIC RECORDS;
D. WITH RESPECT TO ANY DEED, DEED OF TRUST, LEASE, SUBORDINATION AGREEMENT OR OTHER DOCUMENT OR INSTRUMENT EXECUTED BY SUCH LIMITED LIABILITY COMPANY AND PRESENTED FOR RECORDATION BY THE COMPANY OR UPON WHICH THE COMPANY IS ASKED TO RELY, THAT SUCH DOCUMENT OR INSTRUMENT BE EXECUTED IN ACCORDANCE WITH ONE OF THE FOLLOWING, AS APPROPRIATE:
(I) IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES THROUGH OFFICERS APPOINTED OR ELECTED PURSUANT TO THE TERMS OF A WRITTEN OPERATING AGREEMENT, SUCH DOCUMENT MUST BE EXECUTED BY AT LEAST TWO DULY ELECTED OR APPOINTED OFFICERS, AS FOLLOWS: THE CHAIRMAN OF THE BOARD, THE PRESIDENT OR ANY VICE PRESIDENT, AND ANY SECRETARY, ASSISTANT SECRETARY, THE CHIEF FINANCIAL OFFICER OR ANY ASSISTANT TREASURER;
(II) IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES THROUGH A MANAGER OR MANAGERS IDENTIFIED IN THE ARTICLES OF ORGANIZATION AND/OR DULY ELECTED PURSUANT TO THE TERMS OF A WRITTEN OPERATING AGREEMENT, SUCH DOCUMENT MUST BE EXECUTED BY AT LEAST TWO SUCH MANAGERS OR BY ONE MANAGER IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES WITH THE EXISTENCE OF ONLY ONE MANAGER.
E. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE

VICINITY MAP

Not to Scale

PROPERTY INFORMATION

ADDRESS: BIG HORN BOULEVARD, ELK GROVE, CA 95758

APN: 116-0012-051

LAND AREA: 265,287.96 SQUARE FEET OR 6.090 ACRES +/-

ZONING & SETBACK INFORMATION

ZONE:

BUILDING SETBACK REQUIREMENTS:

FRONT: XX
REAR: XX
SIDE: XX
MAX HEIGHT: XX

ZONING AND SETBACK INFORMATION SHOWN HEREON WAS PROVIDED BY xxxxx

PARKING COUNT

REGULAR SPACES: 0

ADA SPACES: 0

TOTAL SPACES: 0

FLOOD ZONE

ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

MAP NO. 06067C0316H
DATED: 08/16/2012

**FLOOD ZONE INFORMATION SHOWN HEREON WAS PROVIDED\OBTAINED FROM HTTPS://MSC.FEMA.GOV AND IS PURSUANT TO THE NATIONAL FLOOD INSURANCE PROGRAM.

NOTES

1. AT THE TIME OF THE SURVEY MORROW SURVEYING DID NOT OBSERVE ANY EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
2. AT THE TIME OF THE SURVEY MORROW SURVEYING WAS UNAWARE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. AT THE TIME OF THE SURVEY MORROW SURVEYING DID NOT OBSERVE ANY EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. AT THE TIME OF THE SURVEYOR'S FIELD WORK AT THE SUBJECT PROPERTY THE SURVEYOR OBSERVED NO EVIDENCE OF THE SUBJECT PROPERTY BEING, OR HAVING BEEN, USED FOR CEMETERY, BURIAL GROUND OR GRAVE SITE PURPOSES.
5. MORROW SURVEYING WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SUBJECT PROPERTY WITH REGARDS TO WETLANDS.
6. THE PROPERTY SHOWN HEREON HAS ACCESS TO AND FROM THE PUBLIC STREETS SHOWN HEREON.
7. *THE TERM "ENCROACHMENT" AS USED HEREON IS DEFINED AS "A BUILDING OR PART OF A BUILDING OR IMPROVEMENT WHICH INTRUDES UPON A RIGHT OF WAY OR THE LANDS OF ANOTHER". WHETHER SUCH INTRUSION CONSTITUTES AN ACT OF TRESPASS IS NOT DETERMINED BY THE SURVEYOR.
8. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. MORROW SURVEYING WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE MARKINGS TO DETERMINE UNDERGROUND UTILITIES.
9. THE SURVEY SHOWN AND DEPICTED HEREON DOES NOT NECESSARILY REPRESENT THE FINAL WORK PRODUCT OF MORROW SURVEYING, INC. THIS SURVEY MAY BE SUBJECT TO CHECK AND REVISION. IT HAS BEEN ISSUED AS A COURTESY AND IS NOT INTENDED TO BE USED FOR DESIGN PURPOSES.

SURVEYOR'S CERTIFICATION

TO: (OWNER); (LENDER); AND FIRST AMERICAN TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 8, 11(a), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED IN SEPTEMBER 2022.

DATE: SEPTEMBER 22, 2022

MATT D. MORROW L.S. 8501

NO.	DATE	REVISION

BENCHMARK:
CITY OF ELK GROVE "BM 4 103"

ELEVATION = 35.00 FEET (NAVD88)

BASIS OF BEARINGS:
THE SAME AS THAT SHOWN ON THE MAP OF "SUBDIVISION NO. 18-019 SHELDON FARMS - LARGE LOT MAP", RECORDED IN BOOK 434 OF MAPS AT PAGE 1, SACRAMENTO COUNTY RECORDER

DATE: 09-22-2022
SCALE: 1" = 30'
FIELD BOOK: DB
DRAWING NO. : 0970-001 NORTH
DRAWN BY: J. Houston

ALTA\NSPS LAND TITLE SURVEY

SHELDON FARMS NORTH
Big Horn Boulevard
City of Elk Grove County of Sacramento California

Morrow Surveying
LAND SURVEYORS

1255 Starboard Drive
West Sacramento ~ CA ~ 95691
Phone: 916-372-8124
Email: matt@morrowsurveying.com
www.morrowsurveying.com

LEGEND

- .....FOUND MONUMENT AS DESCRIBED
- .....FOUND MONUMENT IN WELL AS DESCRIBED
- .....FOUND CUT "X" AS DESCRIBED
- .....DIMENSION POINT-NOTHING FOUND OR SET
- .....STORM DRAIN MANHOLE
- .....STORM DRAIN INLET
- .....STORM DRAIN CLEAN OUT
- .....SEWER MANHOLE
- .....SEWER CLEAN OUT
- .....FIRE HYDRANT
- .....FIRE DEPARTMENT CONNECTION
- .....WATER VALVE
- .....WATER BOX OR METER
- .....WATER VALVE ASSEMBLY
- .....WATER MANHOLE
- .....GROUND WATER MONITORING WELL
- .....ELECTRIC BOX OR VAULT
- .....PULL BOX
- .....TRANSFORMER
- .....UTILITY POLE
- .....LIGHT
- .....TRAFFIC SIGNAL
- .....ELECTRIC MANHOLE
- .....TELEPHONE\COMMUNICATION BOX
- .....TELEPHONE MANHOLE
- .....TELEVISION BOX
- .....TELEVISION MANHOLE
- .....GAS VALVE
- .....GAS METER
- .....SIGN
- .....ACCESSIBLE PARKING OR RAMP
- .....PARKING METER
- .....VAULT\BOX UNKNOWN
- .....MANHOLE UNKNOWN
- .....BOLLARD

LINE TYPES

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- LOT LINE
- EASEMENT
- FENCE-CYCLONE
- FENCE-WOOD
- CURB & GUTTER
- EDGE OF PAVEMENT

LINE TYPES UTILITIES

- UG-SD
- UG-SS
- UG-H2O
- UG-GAS
- UG-TV
- UG-TEL
- UG-E
- UNKNOWN
- OVERHEAD

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BK	BOOK
CL	CENTERLINE
CN	CONCRETE
DI	DRAIN INLET
FC	FACE OF CURB
FL	FLOW LINE
LA	LANDSCAPE AREA
O.R.	OFFICIAL RECORDS
PG	PAGE
P.O.B.	POINT OF BEGINNING
PL	PROPERTY LINE
PLN	PLANTER
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
TBC	TOP BACK OF CURB
TBRC	TOP BACK ROLLED CURB
TE	TRASH ENCLOSURE
TYP	TYPICAL

NO.	DATE	REVISION

BENCHMARK:

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SHELDON FARMS NORTH

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City of Elk Grove County of Sacramento
California

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