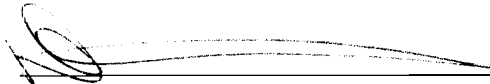


RESOLUTION NO. 2005-300


RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING PARCEL MAP NO. 04-711.00 OF  
THOMPSON REZONE PARCEL MAP

**BE IT RESOLVED AND ORDERED** that the City Council of the City of Elk Grove pursuant to Government Code section 66458, hereby approves the Parcel Map submitted at the Elk Grove City Council meeting in connection with **MICHAEL THOMPSON**, and the subdivision designated as Parcel Map No. 04-711.00 of Thompson Rezone Parcel Map;

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove on this 28th day of September 2005.

  
\_\_\_\_\_  
DANIEL BRIGGS, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
\_\_\_\_\_  
PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
ANTHONY B. MANZANETTI,  
CITY ATTORNEY

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT(S) TO THE PREPARATION AND RECORDING OF THIS PARCEL MAP AND OFFER(S) FOR DEDICATION AND DO(ES) HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC ROAD SHOWN HEREON AND ALSO OFFER(S) FOR DEDICATION AND DO(ES) HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- 1. EASEMENTS FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES & CONDUITS FOR ELECTRIC, TELEVISION, & TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS A STRIP OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC ROADS SHOWN HEREON AND AND DESIGNATED (P.U.E.)
2. EASEMENTS FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES & CONDUITS FOR ELECTRIC, TELEVISION, & TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THE PRIVATE ROAD AND 10 FEET ADJACENT TO SAID PRIVATE DRIVE AND SHOWN HEREON AND DESIGNATED A PUBLIC UTILITY EASEMENT (P.U.E.)
3. AN EASEMENT FOR EMERGENCY VEHICLE ACCSS (E.V.A.E.) OVER THE PRIVATE ROAD SHOWN HEREON.
4. AN EASEMENT 12.0 FEET IN WIDTH FOR PEDESTRIAN INGRESS AND EGRESS AND ALL CONSTRUCTION AND MAINTENANCE NECESSARY AND SHOWN HEREON AS PEDESTRIAN, HIKING AND BIKING EASEMENT.
5. THE EXCLUSIVE RIGHT OF VEHICULAR INGRESS AND/OR EGRESS IS GRANTED TO THE COUNTY OF SACRAMENTO ACROSS THE LOT/PARCEL LINES SHOWN HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHTS LINE."
6. AN EASEMENT FOR LANDSCAPING AND ALL APPURTENANCES PERTAINING THERETO, LYING ON, OVER, UNDER AND ACROSS STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENTS"

MICHAEL THOMPSON

NOTARY'S STATEMENT:

THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, ss

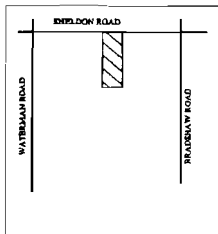
ON 10-8-05, BEFORE ME Denise AcLeath PERSONALLY APPEARED Michael Thompson AND PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON (S) WHOSE NAME (S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURES ON THE INSTRUMENT, THE PERSON (S) OR THE ENTITY BEHALF OF WHICH THE PERSON (S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND SEAL NAME Denise AcLeath SIGNATURE Denise AcLeath MY COMMISSION NUMBER 1491312 MY COMMISSION EXPIRES May 22, 2008 MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY.

PARCEL MAP No. 04-711.00 THOMPSON REZONE PARCEL MAP

PARCEL 1 OF THAT PARCEL MAP FILED IN BOOK 149 OF PARCEL MAPS, MAP NO. 10 IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA.

BURGESS LAND SURVEYS MAY, 2005 PAGE 1 OF 3



VICINITY MAP NTS

BENEFICIARY'S STATEMENT

Mortgage Electronic Registration Systems Inc. FOR SUNTRUST MORTGAGE INC., COMMONWEALTH OF VIRGINIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED 20040427, PAGE 0956 OF THE OFFICIAL RECORDS OF THE COUNTY OF SACRAMENTO, CALIFORNIA BY: Stella Matilana Vice President

NOTARY'S STATEMENT:

THE STATE OF CALIFORNIA, TEXAS ) ss COUNTY OF DALLAS

ON 8-22-2005, BEFORE ME Karen Milburn PERSONALLY APPEARED Stella Matilana AND PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON (S) WHOSE NAME (S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURES ON THE INSTRUMENT, THE PERSON (S) OR THE ENTITY BEHALF OF WHICH THE PERSON (S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND SEAL NAME Karen Milburn SIGNATURE Karen Milburn MY COMMISSION NUMBER 2441085 MY COMMISSION EXPIRES 03-23-2007 MY PRINCIPAL PLACE OF BUSINESS IS Dallas COUNTY.

CITY CLERK'S STATEMENT

THE CITY CLERK OF THE CITY OF ELK GROVE HEREBY STATES THE COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS PARCEL MAP AND ACCEPTED SUBJECT TO IMPROVEMENT ON BEHALF OF THE PUBLIC, ANY REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, ALL AS SHOWN ON THIS MAP. DATE PEGGY E. JACKSON CLERK OF THE CITY COUNCIL CITY OF ELK GROVE, CALIFORNIA

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF MICHAEL THOMPSON IN MARCH, 2004. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS SHOWN HEREON OCCUPY THE POSITIONS INDICATED. THE MONUMENTS ARE SUFFICIENT FOR THE SURVEY TO BE RETRACED. THE AREA WITHIN THIS SUBDIVISION CONSISTS OF 5.006 ACRES AND CONTAINS TWO RESIDENTIAL LOTS

Kevin D. Burgess IS 6718 DATE: 09/21/2005 EXPIRATION DATE 06/30/06



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE CONDITIONALLY APPROVED TENTATIVE MAP, AS APPROVED ON MARCH 23, 2005; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT SAID PLAN IS TECHNICALLY CORRECT.

ROBERT L. LEE CITY ENGINEER OF THE CITY ELK GROVE DATE: RCE No. EXP. DATE

RECORDER'S STATEMENT

FILED THIS DAY OF 2005 AT IN BOOK OF PARCEL MAPS AT PAGE AT THE REQUEST OF BURGESS LAND SURVEYS. TITLE TO THE LAND INCLUDED IN THIS MAP BEING VESTED AS PER CERTIFICATE No. ON FILE IN THIS OFFICE.

MARK NORRIS RECORDER OF SACRAMENTO COUNTY BY: DEPUTY

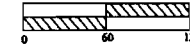
**PARCEL MAP No. 04-711.00**  
**THOMPSON REZONE PARCEL MAP**

**BURGESS LAND SURVEYS**

SCALE: 1" = 60'

SHEET 2 OF 3

PARCEL 1 OF THAT PARCEL MAP FILED IN BOOK 149 OF PARCEL MAPS,  
 MAP NO. 10 IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA



**LEGEND:**

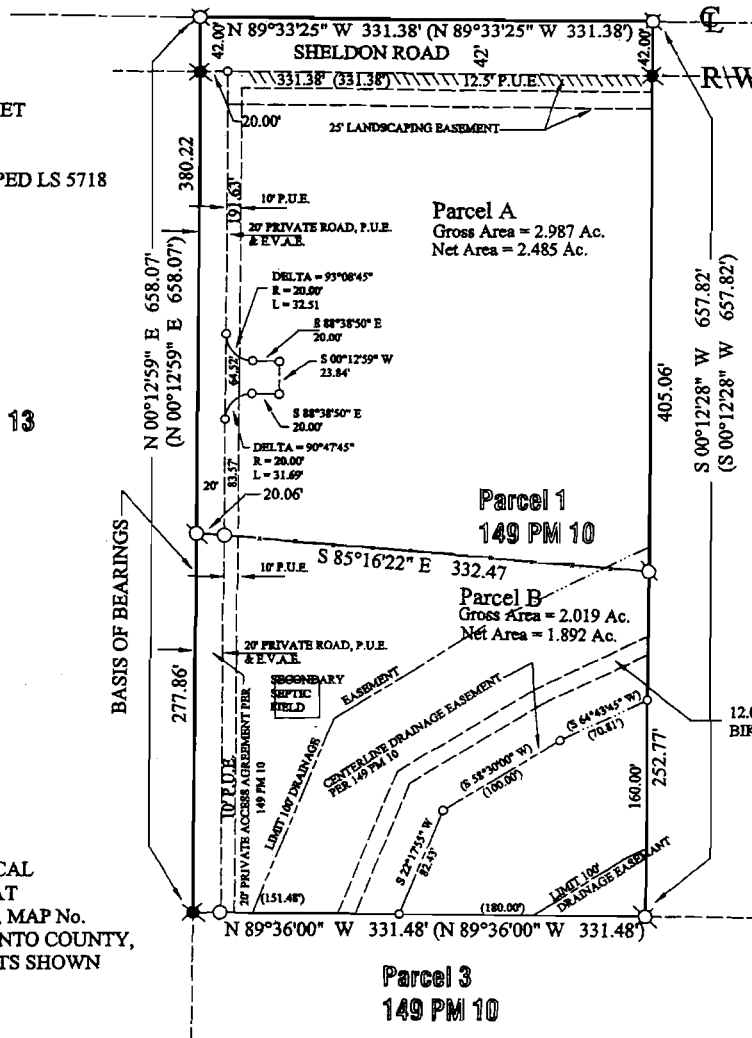
- = DIMENSION POINT, NOTHING FOUND OR SET
- ⊗ = FOUND 3/4" IRON PIPE LS 3646
- ⊗ = SET 5/8" REBAR W/ALUMINUM CAP STAMPED LS 5718
- ( ) = RECORD DATA PER 149 PM 10
- ⊗ = SET 3/4" IRON PIPES WIT TAG LS 6718

N

Lot 8  
 8 BM 13

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF PARCEL 1(149 PM 10) AND IS IDENTICAL TO THAT BEARING SHOWN AS N 00°12'59" E ON THAT PARCEL MAP FILED IN BOOK 149 OF PARCEL MAPS, MAP No. 10 IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA AND IS BASED ON FOUND MONUMENTS SHOWN HEREON.



**Notes**

- (1) PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL CONSTRUCT HALF-STREET FRONTAGE IMPROVEMENTS ON SHELDON ROAD. SHELDON ROAD RIGHT OF WAY SHALL BE BASED UPON 14 FOOT EQUIVALENT THOROUGHFARE IN ACCORDANCE WITH CITY OF ELK GROVE IMPROVEMENT STANDARDS AND SHALL INCLUDE CONSTRUCTION OF THE ADDITIONAL 19 FOOT LANDSCAPE AND PATHWAY CORRIDOR IMPROVEMENTS. IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED TO THE SATISFACTION OF PUBLIC WORKS. AT TIME OF ISSUANCE OF BUILDING PERMIT FOR EITHER LOT, AT THE DISCRETION OF PUBLIC WORKS, A CASH PAYMENT IN-LIEU OF IMPROVEMENTS IN THE AMOUNT OF \$192,350.00 MAY BE ACCEPTED. SHOULD ANY CITY CODE REVISIONS ADOPTED PRIOR TO THE IMPROVEMENT OF SHELDON ROAD CHANGE THE INTENT AND OBLIGATION FOR FRONTAGE IMPROVEMENTS FOR PARCELS ALONG THIS SECTION OF SHELDON ROAD, SUCH CHANGES SHALL BE RETROACTIVELY APPLIED TO THIS PROJECT AND THE CONDITION AMENDED TO REFLECT THE CHANGE(S). THE CASH PAYMENT IN-LIEU OF IMPROVEMENTS IS NOT TO EXCEED \$192,350.00.
- (2) NO NEW DRIVEWAYS SHALL ACCESS PARCEL A FROM SHELDON ROAD.
- (3) ALL IMPROVEMENTS SHALL BE DEDICATED AND DESIGNED IN ACCORDANCE WITH THE CITY OF ELK GROVE STANDARDS AS FURTHER CONDITIONED HEREIN, AND TO THE SATISFACTION OF PUBLIC WORKS.
- (4) ALL PRIVATE DRIVES SHALL BE ALLOWED ACCESS FOR UTILITY AND EMERGENCY VEHICLES.
- (5) A TEMPORARY PROTECTIVE FENCE IS TO BE INSTALLED ALONG THE LENGTH OF A STREAM BUFFER ZONE MEASURING AT LEAST 100 FEET FROM THE CENTERLINE OF LAQUANA CREEK TRIBUTARY No. 1 FOR A TOTAL WIDTH OF 200 FEET FROM THIS BUFFER. THE PROTECTIVE FENCING WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES CEASE.



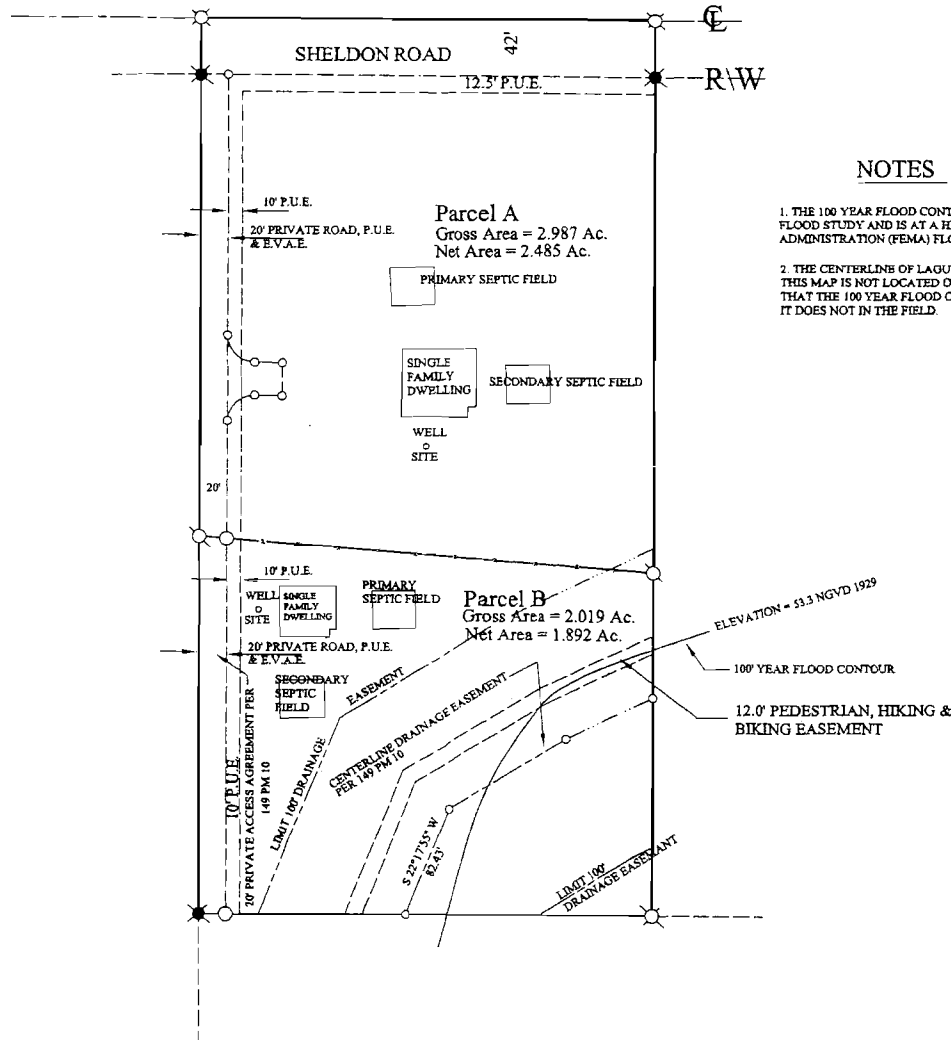
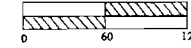
**PARCEL MAP No. 04-711.00**  
**INFORMATION ONLY**

THOMPSON REZONE PARCEL MAP

PARCEL 1 OF THAT PARCEL MAP FILED IN BOOK 149 OF PARCEL MAPS,  
 MAP NO. 10 IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA

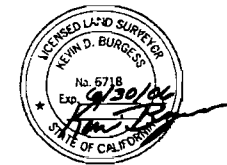
**BURGESS LAND SURVEYS**

SCALE: 1" = 60' SHEET 3 OF 3



**NOTES**

1. THE 100 YEAR FLOOD CONTOUR OF 53.3 NGVD 1929 IS BASE ON A SACRAMENTO COUNTY FLOOD STUDY AND IS AT A HIGHER ELEVATION THAN THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) FLOOD ELEVATION
2. THE CENTERLINE OF LAGUNA CREEK TRIBUTARY No. 1 PER 149 PM 10 AND AS SHOWN ON THIS MAP IS NOT LOCATED ON THE ACTUAL CENTERLINE OF THE CREEK GIVING THE APPEARANCE THAT THE 100 YEAR FLOOD CONTOUR OF 53.3 CROSSES THE CENTERLINE OF THE CREEK, WHICH IT DOES NOT IN THE FIELD.



**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2005-300**

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


***I, Peggy E. Jackson, 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 the 28th day of September, 2005 by the following vote:***

**AYES 4:       COUNCILMEMBERS:       Soares, Briggs, Cooper, Leary**

**NOES 0:       COUNCILMEMBERS:**

**ABSTAIN 0: COUNCILMEMBERS:**

**ABSENT 1: COUNCILMEMBERS:       Scherman**

  
\_\_\_\_\_  
**Peggy E. Jackson, City Clerk  
City of Elk Grove, California**

