


RESOLUTION NO. 2007-138

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING PARCEL MAP NO. 05-854.00 KENT STREET COMMERCIAL**

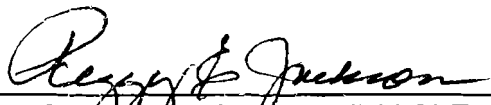
BE IT RESOLVED AND ORDERED that the City Council of the City of Elk Grove pursuant to Government Code Section 66458, hereby approves Parcel Map No. 05-854.00 Kent Street Commercial, a copy of which is hereby attached and made part of this Resolution; submitted at the Elk Grove City Council meeting in connection with **Kent Street GL, a California General Partnership and Dromoland Properties, LLC, a California Limited Liability Company, General Partner.**

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 27th day of June 2007.



JAMES COOPER, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
INTERIM CITY ATTORNEY

OWNER'S STATEMENT:

THE UNDERSIGNED, BEING THE PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE DISTINCTIVE BORDER SHOWN UPON THIS MAP, DO HEREBY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP.

KENT STREET GL
A CALIFORNIA GENERAL PARTNERSHIP

By: *Mark O'Brien*
Mark O'Brien,
Trustee of the Mark O'Brien Family Trust,
General Partner

By: *Timothy F. O'Brien*
Timothy F. O'Brien,
Trustee of the Timothy F. O'Brien and Phyllis H. O'Brien Family Trust,
General Partner

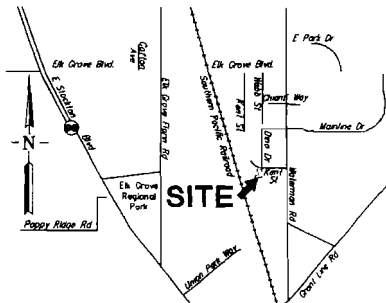
By: *Phyllis H. O'Brien*
Phyllis H. O'Brien,
Trustee of the Timothy F. O'Brien and Phyllis H. O'Brien Family Trust,
General Partner

By: *Drameland Properties, LLC*
a California limited liability company,
General Partner

By: *Jennifer O'Brien Cooley*
Jennifer O'Brien Cooley,
Sole Member

By: *Kevin Woodbury*
Kevin Woodbury,
General Partner

By: *Katrina Woodbury*
Katrina Woodbury,
General Partner



VICINITY MAP
NOT TO SCALE



ENGINEER'S STATEMENT

THIS PARCEL 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 MARK III ENGINEERING CONTRACTORS, IN NOVEMBER, 2005. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY THAT ALL OF THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL OCCUPY THE POSITIONS INDICATED ON OR BEFORE MAY 31, 2008 AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. ADDITIONALLY, THE NOTES TO ALL CENTERLINE MONUMENTS WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER PRIOR TO THE ABOVE DATE.

THIS MAP CONTAINS 4 PARCELS AND 2.76 ACRES, MORE OR LESS

DATED: 5-11-07

Robert A. Karn
ROBERT A. KARN, RCE No. 33173
LICENSE EXPIRES: 6/30/08

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF KENT STREET COMMERCIAL AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ELK GROVE ON _____ AND ANY ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE ORDINANCES HAVE BEEN COMPLETED WITH AND THAT SAID PARCEL MAP IS TECHNICALLY CORRECT.

DATED:

ROBERT L. LEE, RCE 23076
ELK GROVE CITY ENGINEER
EXP. DATE 12/31/2007

CITY CLERK'S STATEMENT

I, THE CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS 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 AND OFFER OF DEDICATION, ALL AS SHOWN ON THIS MAP.

PEGGY E. JACKSON
CLERK OF THE CITY COUNCIL

DATE

RECORDER'S STATEMENT

FILED AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY AT _____ M. ON THE _____ DAY OF _____, 2007, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, IN BOOK _____ OF PARCEL MAPS, AT PAGE _____

COUNTY RECORDER OF SACRAMENTO COUNTY,
STATE OF CALIFORNIA

BY: _____ DEPUTY

**PARCEL MAP NO. 05-854.00
KENT STREET COMMERCIAL**

BEING A SUBDIVISION OF PARCEL 5 AS SHOWN ON
BOOK 56 OF PARCEL MAPS AT PAGE 30, SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE, SACRAMENTO COUNTY, CALIFORNIA.

RAK
CIVIL ENGINEERS
ROBERT A. KARN & ASSOCIATES, INC.
707 BECK AVENUE
FAIRFIELD, CALIFORNIA 94533
Phone: (707) 435-9999 Fax: (707) 435-9988
e-mail raker@engineers.com

JUNE 2007

SHEET 1 of 3

IMPROVEMENT REQUIREMENTS

THE FOLLOWING IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ELK GROVE IMPROVEMENT STANDARDS WITHIN A REASONABLE TIME FOLLOWING APPROVAL OF THE PARCEL MAP AND PRIOR TO THE ISSUANCE OF ANY PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE HEREOF CREATED PARCELS:

SEWER:	REQUIRED
WATER/HYDRANTS:	REQUIRED
STREET LIGHTS:	NOT REQUIRED

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 (a)(3)(A)(i-vii) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY LOCAL AGENCY.

CITY OF ELK GROVE EASEMENT HOLDER FOR DRAINAGE PURPOSES PER PARCEL MAP FILED IN BOOK 56 PAGE 30, OF PARCEL MAPS.

CITY OF ELK GROVE EASEMENT HOLDER FOR PUBLIC UTILITY PURPOSES PER PARCEL MAP FILED IN BOOK 56 PAGE 30, OF PARCEL MAPS.

CITY OF ELK GROVE EASEMENT HOLDER FOR ACCESS PURPOSES PER DOCUMENT RECORDED MAY 25, 2006, IN BOOK 20060525 AT PAGE 0084 SACRAMENTO COUNTY RECORDS.

SACRAMENTO MUNICIPAL UTILITIES DISTRICT EASEMENT HOLDER FOR ELECTRICAL AND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES RECORDED JUNE 02, 2006 IN BOOK 20060602 AT PAGE 1188, SACRAMENTO COUNTY RECORDS

REVERSE EXCHANGE PROPERTIES, INC., A CALIFORNIA CORPORATION, AS TENANT UNDER THE GROUND LEASE AS DISCLOSED BY THE MEMORANDUM RECORDED JUNE 9, 2006 IN BOOK 20060609, PAGE 1884 OF OFFICIAL RECORDS.

COUNTY SANITATION DISTRICT No. 1 OF SACRAMENTO COUNTY EASEMENT HOLDER FOR SEWER PURPOSES, RECORDED JANUARY 05, 2007 IN BOOK 20070105 AT PAGE 1868, SACRAMENTO COUNTY RECORDS.

OWNER'S ACKNOWLEDGMENT

STATE OF California
COUNTY OF Sacramento } ss

On May 15, 2007 BEFORE ME, Christina P. Reed, A NOTARY PUBLIC, PERSONALLY APPEARED Mark O'Brien, Timothy F. O'Brien, Phyllis H. O'Brien, Jennifer O'Brien Cooley, Kevin Woodbury, Katrina Kondas Woodbury

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/SH/HE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
SIGNATURE: *Christina P. Reed*
PRINT NAME: Christina P. Reed
COMMISSION NO.: 1437721
EXPIRATION DATE: 9-13-2007
PRINCIPAL COUNTY OF BUSINESS: Sacramento



OPTIONEE'S STATEMENT:

THE UNDERSIGNED, AS OPTIONEES UNDER THE OPTION DISCLOSED BY THE MEMORANDUM RECORDED JUNE 9, 2006 IN BOOK 20060609, PAGE 1667 OF OFFICIAL RECORDS:

By: Mark T. O'Brien
Mark T. O'Brien,
Trustee of the Mark O'Brien Family Trust.

By: Timothy F. O'Brien
Timothy F. O'Brien,
Trustee of the Timothy F. O'Brien and Phyllis H. O'Brien Family Trust.

By: Phyllis H. O'Brien
Phyllis H. O'Brien,
Trustee of the Timothy F. O'Brien and Phyllis H. O'Brien Family Trust.

By: Dromoland Properties, LLC,
a California limited liability company.

By: Jennifer O'Brien Cooley
Jennifer O'Brien Cooley,
Sole Member

By: Kevin Woodbury
Kevin Woodbury.

By: Katina Woodbury
Katina Kandas Woodbury.

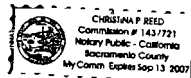
OPTIONEE'S ACKNOWLEDGMENT

STATE OF California
COUNTY OF Sacramento } SS

ON May 15, 2007 BEFORE ME, Christina P. Reed, A NOTARY PUBLIC, PERSONALLY APPEARED Mark T. O'Brien, Timothy F. O'Brien, Phyllis H. O'Brien, Jennifer O'Brien Cooley, Kevin Woodbury and Katina Kandas Woodbury

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 SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
SIGNATURE: Christina P. Reed
PRINT NAME: Christina P. Reed
COMMISSION NO.: 1437721
EXPIRATION DATE: 9-13-2007
PRINCIPAL COUNTY OF BUSINESS: SACRAMENTO



TRUSTEE'S STATEMENT:

U.S. BANK TRUST NATIONAL ASSOCIATION, a national banking association, AS TRUSTEE UNDER DEEDS OF TRUST RECORDED JUNE 9, 2006 IN BOOK 20060609 AT PAGE 1663 AND IN BOOK 20060609 AT PAGE 1685, BOTH OFFICIAL RECORDS, SACRAMENTO COUNTY.

DATE: May 15, 2007
BY: Mark A. Virden
NAME: MARK A. VIRDEN
IT'S: SVP

TRUSTEES ACKNOWLEDGMENT

STATE OF California
COUNTY OF Sacramento } SS

ON 5/15/07 BEFORE ME, C. Grey, A NOTARY PUBLIC, PERSONALLY APPEARED Mark A. Virden

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 SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
SIGNATURE: C. Grey
PRINT NAME: C. Grey
COMMISSION NO.: 1820747
EXPIRATION DATE: 10/21/08
PRINCIPAL COUNTY OF BUSINESS: Sacramento

PARCEL MAP NO. 05-854.00
KENT STREET COMMERCIAL

BEING A SUBDIVISION OF PARCEL 5 AS SHOWN ON BOOK 56 OF PARCEL MAPS AT PAGE 30, SACRAMENTO COUNTY RECORDS CITY OF ELK GROVE, SACRAMENTO COUNTY, CALIFORNIA.



ROBERT A. KARN & ASSOCIATES, INC.
707 BECK AVENUE
FAIRFIELD, CALIFORNIA 94533
Phone (707) 436-8928 Fax (707) 436-8928
e-mail: r.karn@rakengineers.com

PARCEL MAP NO. 05-854.00 KENT STREET COMMERCIAL

BEING A SUBDIVISION OF PARCEL 5 AS SHOWN ON
BOOK 56 OF PARCEL MAPS AT PAGE 30, SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE, SACRAMENTO COUNTY, CALIFORNIA.

**ROBERT A. KARN
& ASSOCIATES, INC.**

RAK
CIVIL ENGINEERS

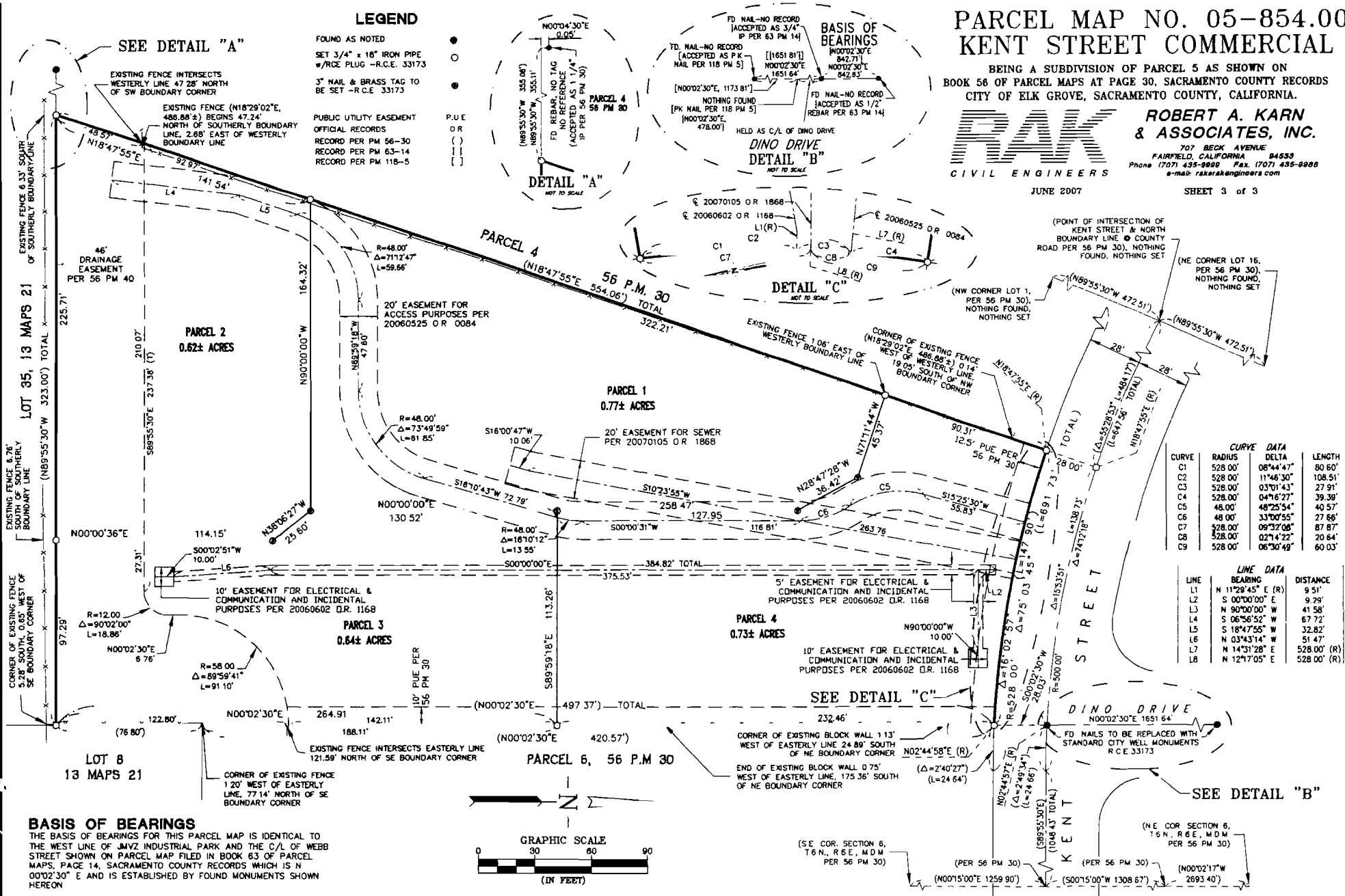
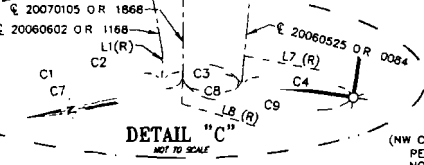
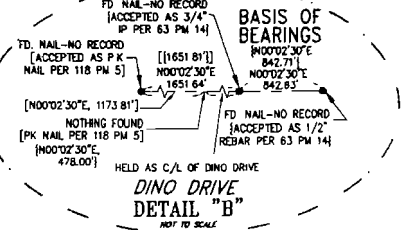
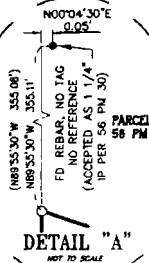
707 BECK AVENUE
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Phone (707) 435-9899 Fax (707) 435-9898
e-mail: rakerak@engineers.com

JUNE 2007

SHEET 3 of 3

LEGEND

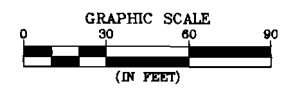
- FOUND AS NOTED
- SET 3/4" x 18" IRON PIPE w/RCE PLUG -R.C.E. 33173
- 3" NAIL & BRASS TAG TO BE SET -R.C.E. 33173
- PUBLIC UTILITY EASEMENT
- OFFICIAL RECORDS
- RECORD PER PM 56-30
- RECORD PER PM 63-14
- RECORD PER PM 118-5
- P.U.E
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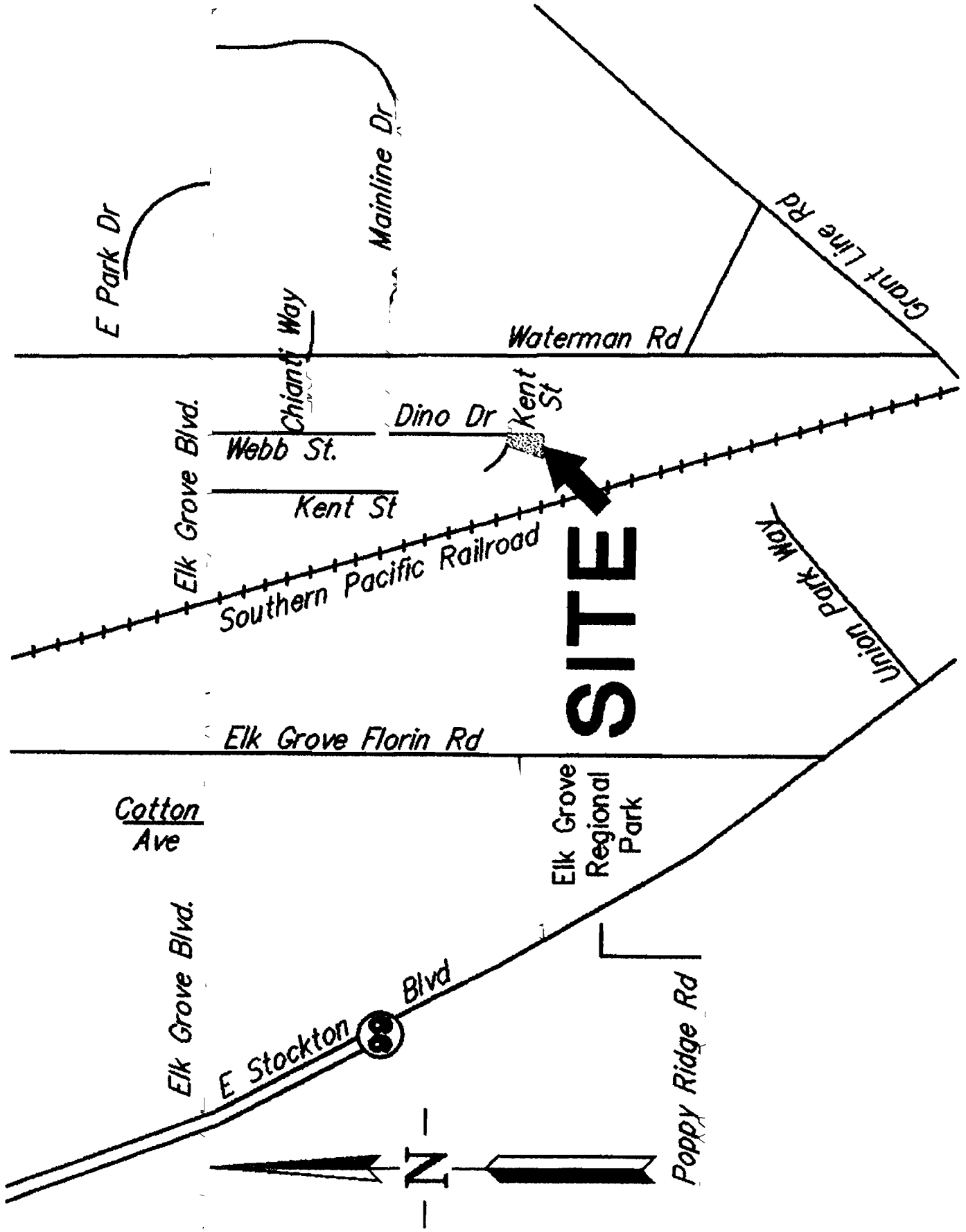


CURVE	RADIUS	DELTA	LENGTH
C1	528.00'	08°44'47"	80.60'
C2	528.00'	11°46'30"	108.51'
C3	528.00'	03°01'43"	27.91'
C4	528.00'	04°16'27"	39.39'
C5	48.00'	48°25'54"	40.57'
C6	48.00'	33°00'55"	27.66'
C7	528.00'	09°32'08"	87.87'
C8	528.00'	02°14'22"	20.84'
C9	528.00'	06°30'49"	60.03'

LINE	BEARING	DISTANCE
L1	N 11°29'45" E (R)	9.51'
L2	S 00°00'00" E (R)	9.29'
L3	N 90°00'00" W	41.58'
L4	S 06°56'52" W	6.77'
L5	S 18°47'55" W	32.82'
L6	N 03°43'14" W	51.47'
L7	N 14°31'28" E	528.00' (R)
L8	N 12°17'05" E	528.00' (R)

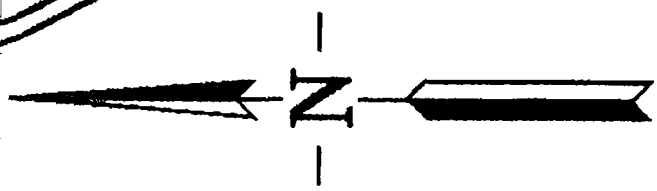
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PARCEL MAP IS IDENTICAL TO THE WEST LINE OF JMW INDUSTRIAL PARK AND THE C/L OF WEBB STREET SHOWN ON PARCEL MAP FILED IN BOOK 63 OF PARCEL MAPS, PAGE 14, SACRAMENTO COUNTY RECORDS WHICH IS N 00°02'30"E AND IS ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON





VICINITY MAP

NOT TO SCALE



**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2007-138**

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

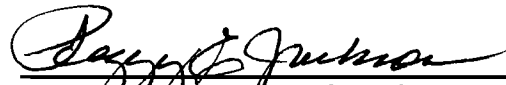
I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on June 27, 2007 by the following vote:

AYES : COUNCILMEMBERS: Cooper, Scherman, Davis, Leary, Hume

NOES: COUNCILMEMBERS: None

ABSTAIN : COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



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

