

RESOLUTION NO. 2013-68

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING SUBDIVISION NO. 04-727.03, FRANKLIN CROSSING VILLAGE 3
FINAL MAP AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE
SUBDIVISION IMPROVEMENT AGREEMENT**

WHEREAS, the City of Elk Grove (City) approved the Tentative Map for Franklin Crossing Amendments Project (EG-09-062) on July 14, 2010; and

WHEREAS, consistent with the approved Tentative Map, Taylor Morrison of California, LLC a California limited liability company, submitted to the City for approval Subdivision No. 04-727.03, Franklin Crossing Village 3 Final Map; and

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

WHEREAS, a Subdivision Improvement Agreement has been approved by the City Attorney and bonds have been posted to the City for the construction of the required improvements for this final map; and

WHEREAS, the City has determined that this final map is categorically exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268, (b) (3) Ministerial Projects, approval of final subdivision maps and a Notice of Exemption is attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elk Grove as follows:

- 1) The location and configuration of the lots to be created by Subdivision No. 04-727.03, Franklin Crossing Village 3 substantially comply with the previously-approved Tentative Map; and
- 2) The Final Map is categorically exempt from the California Environmental Quality Act (CEQA), Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268, (b) (3) Ministerial projects, approval of final subdivision maps; and
- 3) That the City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves Subdivision No. 04-727.03, Franklin Crossing Village 3 Final Map, a copy of which is attached hereto as Exhibit A and made part of this Resolution, and directs the City Manager to execute the Subdivision Improvement Agreement, and directs the City Clerk to transmit the final map to the County Recorder of the County of Sacramento for filing, and transmit the Notice of Exemption, attached hereto as Exhibit B, to the County Clerk of Sacramento County for filing.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 24th day of April 2013.


GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:


JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP SUBDIVISION NO. 04-727.03 FRANKLIN CROSSING VILLAGE 3 AND OFFERS FOR DEPOSITION AND DOES HEREBY DENY THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS GRANTED IN FEE SIMPLE TO THE CITY OF ELK GROVE.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS TO THE CITY OF ELK GROVE FOR PUBLIC USE RATION COURT, BACKLAND WAY, POSEY, WY, GLAZIER, WY, ICE AGE WAY, AND TUCKER WAY WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO APPROVEMENT.

AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLINES, TRAFFIC CONTROL DEVICES, LIGHTING AND TELEPHONE SERVICES, WASTEWATER AND COMBUSTIBLE GAS LINES, AND OTHER UTILITIES, INCLUDING THE RIGHT TO INSTALL AND MAINTAIN ALL APPURTENANCES THEREON, ON OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH LYING ADJACENT TO THE PUBLIC COURT AND WAYS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT (PULE)".

THE FOLLOWING IS A DESCRIPTION OF ACCESS RIGHTS, THE EXCLUSIVE RIGHT OF VEHICULAR ACCESS, AND/OR EGRESS IS GRANTED TO THE CITY OF ELK GROVE OVER LOTS 8, 7, 27, 28, 44 AND 45, LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 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795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

TAYLOR MO REASON OF CALIFORNIA, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: VIC PLESSIG
TITLE: VIC PLESSIG
BY: [Signature]
NAME: Vic Plessig
TITLE: Vic Plessig

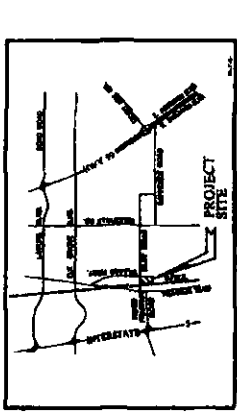
NOTARY'S ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Sacramento) SS

ON THE 19th DAY OF March, 2013, BEFORE ME, Matthew E. King, a Notary Public in and for the County of Sacramento, State of California, personally appeared, Taylor Mo Reason of California, LLC, a California Limited Liability Company, known to me to be the person whose name and position are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and that he is the person whose name and position are subscribed to the instrument, and that he executed the same for the purposes and consideration therein expressed, and that he is the person whose name and position are subscribed to the instrument.

I, Matthew E. King, Notary Public in and for the County of Sacramento, State of California, do hereby certify that the foregoing instrument is true and correct.
WITNESS MY HAND, Matthew E. King
PRINTED NAME: Matthew E. King
MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF: SACRAMENTO
MY COMMISSION EXPIRES: July 31, 2015
MY COMMISSION NO.: 11241202

ADDITIONAL OWNER'S STATEMENT NOTARY'S
ACKNOWLEDGMENT ON SHEET 2.



VICINITY MAP

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 04-727.03 FRANKLIN CROSSING VILLAGE 3, AND FIND IT TO BE TECHNICALLY CORRECT.

DATE: _____
RAWHARD MICHAEL MANDOR
S. 11111 11th St
RESTON, VA 20190
REGISTRATION EXPIRES: 06-30-13



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF TAYLOR MO REASON OF CALIFORNIA, LLC. I HEREBY STATE THAT THIS FINAL MAP SUBSTITUTED TO THE CONVENTIONALLY APPROVED TENTATIVE MAP, THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED ON THE MAP. I HEREBY STATE THAT THE SURVEY WILL BE SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES WHICH MAY BE AFFECTED BY THE SURVEY TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

TOTAL AREA OF THIS SUBDIVISION IS 18.04± ACRES, CONSISTING OF 74 RESIDENTIAL LOTS TOTALING 10,642 ACRES, 1 LANDSCAPE LOT TOTALING 0.01± ACRES, 1 LOT TOTALING 0.08± ACRES, AND STREET RIGHT-OF-WAY TOTALING 3,306 ACRES.



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLATE 1800, WHICH IS THE BASIS OF BEARINGS FOR THE STATE OF CALIFORNIA. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLATE 1800, WHICH IS THE BASIS OF BEARINGS FOR THE STATE OF CALIFORNIA. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLATE 1800, WHICH IS THE BASIS OF BEARINGS FOR THE STATE OF CALIFORNIA.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE RYLE & ASSOCIATES, INC. FOR THE PROJECT, DATED MAY 14, 2013. A COPY OF THE REPORT IS ON FILE WITH THE CITY OF ELK GROVE. THE CITY OF ELK GROVE DEPARTMENT OF THE CITY OF ELK GROVE.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP OF SUBDIVISION NO. 04-727.03 FRANKLIN CROSSING VILLAGE 3 AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE CITY ENGINEERING STANDARDS AND ANY APPLICABLE ORDINANCES THEREOF. THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: _____
CITY ENGINEER
CITY OF ELK GROVE
R.C.L.E. NO. 5439
EXPIRATION DATE: 08-31-13



CITY CLERK'S STATEMENT

I, JASON LYNDREN, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP OF SUBDIVISION NO. 04-727.03 FRANKLIN CROSSING VILLAGE 3 AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE CITY ENGINEERING STANDARDS AND ANY APPLICABLE ORDINANCES THEREOF. THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: _____
JASON LYNDREN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2013, AT _____ IN _____ COUNTY, CALIFORNIA, AT THE REQUEST OF WOOD RODGERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING IDENTIFIED AS PER COMPICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA
BY: _____ DEPUTY
DOCUMENT NO.: _____
FEE: \$ _____

SUBDIVISION NO. 04-727.03
FRANKLIN CROSSING
VILLAGE 3

BEING A PORTION OF THE RESULTANT LANDS OF STATHOS AS DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 26507/19, AT PAGE 1224 OFFICIAL RECORDS OF SACRAMENTO COUNTY SITUATE IN SECTION 17, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD RODGERS
CORPORATION
11241202

APRIL 2013
Sheet 1 of 8
11241202

LEGEND

- 1. 2-1/2" BRASS DISK IN MONUMENT WELL TO BE SET STAMPED L.S. 7844
2. 3/4" IRON PIPE TO BE SET WITH PLUG STAMPED L.S. 7844 PER 578 B.A. 8
3. 3-1/2" BRASS DISK IN MONUMENT WELL TO BE SET STAMPED L.S. 7844 PER 375 B.A. 6
4. FOUND MONUMENT AS NOTED
5. FOUND ONE-QUARTER CORNER AS NOTED
6. WAS STATION
7. AC. ACRES
8. O.C. OFFICIAL RECORDS OF SACRAMENTO COUNTY
9. P.U.L. PUBLIC UTILITY EASEMENT
10. S.S.F. SQUARE FEET
11. (M) MOUND LINE
12. V.E. VISIBILITY EASEMENT
13. (L) NO INGRESS OR EGRESS RIGHTS
14. (S) SHEET INDEX

NOTES

- 1. ALL CURVES UNDERGONE WITH RADII, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CHANGE AT ANY TIME SUBJECT TO THE PROVISIONS OF THE GENERAL PERMITS. ALL DISTANCES TO THE CENTER OF CURVES SHALL BE RECORDED PRIOR TO THE SALE OF LOTS.

REFERENCES

- (1) 3 B.S. 99
(2) 13 B.S. 39
(3) 24 B.S. 24
(4) 27 B.S. 5
(5) 66 B.S. 24
(6) 129 P.A. 22
(7) 20021313 O.A. 1544
(8) 351 B.A. 5
(9) 20050719 O.A. 1225
(10) 20080406 O.A. 1600

BENEFICIARY'S STATEMENT

CREDIT SUBJECT AS A BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST DATED AND RECORDED AS ABOVE AND REFERRED TO HEREIN AS THE OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, REBERRY CONSENT TO THE RECORDED OF THIS MAP AND THE SUBDIVISION OF THE LANDS AS SHOWN HEREON.

CREDIT SUBJECT AS

BY: FIRST AMERICAN TITLE INSURANCE COMPANY, ITS TRUSTEES AND LAUREL ATTORNEY-IN-FACT ACCORDING TO THE LIMITED POWER OF ATTORNEY RECORDED IN BOOK 20111320, AT PAGE 1148, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA (AGENT)

BY: [Signature] BY: [Signature]
NAME: [Blank] NAME: [Blank]
TITLE: [Blank] TITLE: [Blank]

NOTARY'S ACKNOWLEDGMENT

STATE OF California } ss
COUNTY OF Placer }
ON the 21st day of March 2014, before me, [Signature], a Notary Public for said county and state, personally appeared [Signature], who acknowledged to me on the [Signature] day of [Signature] 2014, that he executed the within instrument and acknowledged to me that he is the person named therein as [Signature] and that he executed the instrument for the purposes and in the capacity therein expressed. I, the undersigned, a Notary Public for said county and state, on the day of the foregoing instrument, did execute the instrument for which the foregoing person(s) acted, executed the instrument.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNES MY HAND AND SEAL OF OFFICE AT THE CITY AND COUNTY OF SACRAMENTO, CALIFORNIA, THIS 21st day of March 2014.
PRINTED NAME: [Signature]
BY PRINCIPAL: [Signature]
MY COMMISSION EXPIRES: 7-11-2014
BY COMMISSION NO.: [Blank]

NOTARY'S ACKNOWLEDGMENT

STATE OF California } ss
COUNTY OF Placer }
ON the 21st day of March 2014, before me, [Signature], a Notary Public for said county and state, personally appeared [Signature], who acknowledged to me on the [Signature] day of [Signature] 2014, that he executed the within instrument and acknowledged to me that he is the person named therein as [Signature] and that he executed the instrument for the purposes and in the capacity therein expressed. I, the undersigned, a Notary Public for said county and state, on the day of the foregoing instrument, did execute the instrument for which the foregoing person(s) acted, executed the instrument.

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WITNES MY HAND AND SEAL OF OFFICE AT THE CITY AND COUNTY OF SACRAMENTO, CALIFORNIA, THIS 21st day of March 2014.
PRINTED NAME: [Signature]
BY PRINCIPAL: [Signature]
MY COMMISSION EXPIRES: 7-11-2014
BY COMMISSION NO.: [Blank]

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT THE CITY OF SACRAMENTO HAS CAUSED THIS MAP TO BE PREPARED AND RECORDED AS A SUBDIVISION MAP NO. 04-727.03 FRANKLIN CROSSING VILLAGE 3 TO THE SUBDIVISION NAMED BELOW BY THE CITY OF ELK GROVE. THE CITY OF ELK GROVE HAS DETERMINED THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DESIGNATED FOR PUBLIC UTILITIES EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES.

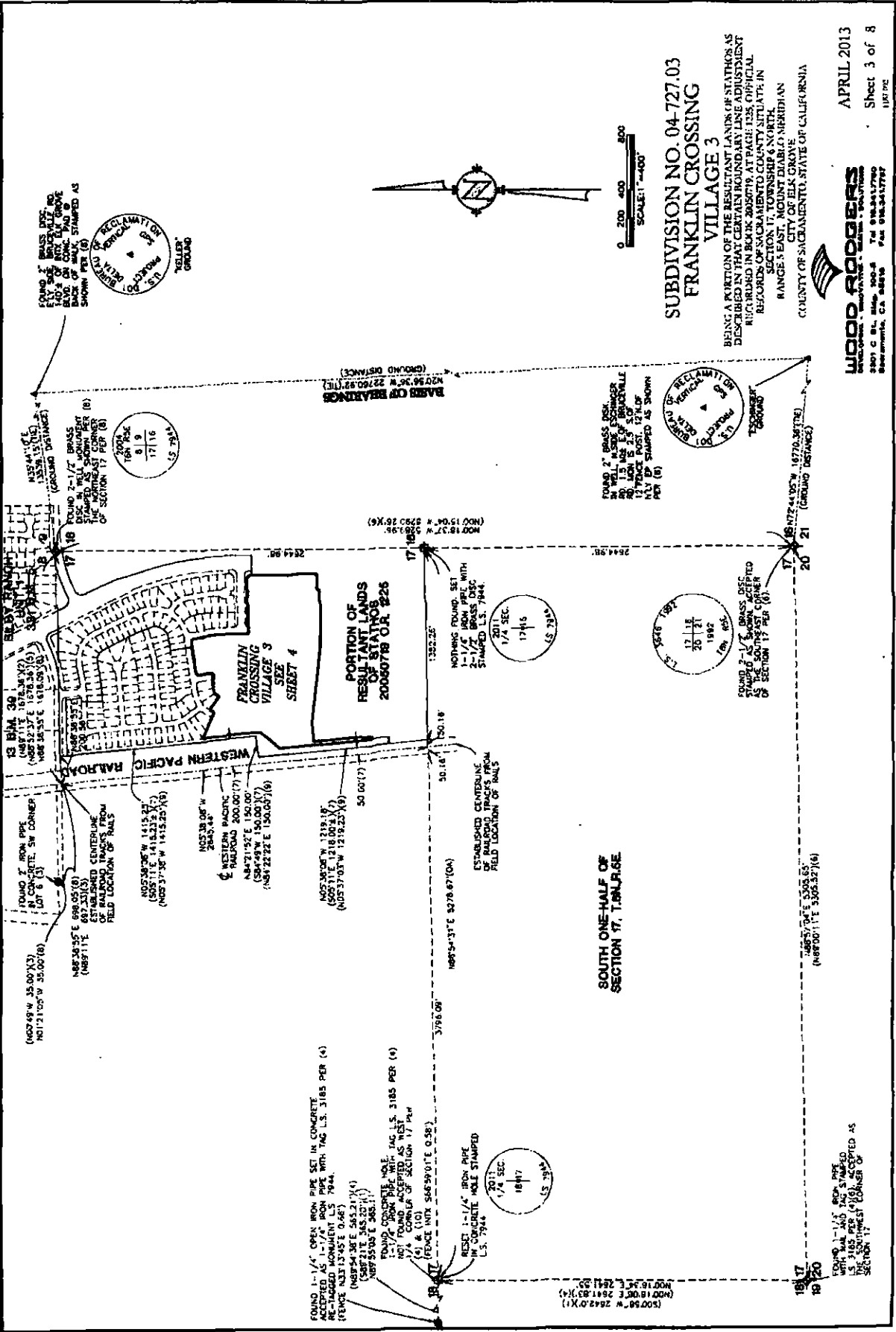
SUBDIVIDER: TAYLOR MORRISON OF CALIFORNIA, A CALIFORNIA LIMITED LIABILITY COMPANY
ADDRESS: 1180 BORN POINT ROAD, SUITE 100, FOLSOM, CA 95630
PHONE NUMBER: (916) 355-8800

SUBDIVISION NO 04-727.03 FRANKLIN CROSSING VILLAGE 3

BEING A PORTION OF THE RESILIENT LANDS OF STATHOS AS DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 2000719, AT PAGE 1214 OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, SITUATE IN RANGE 5E, EAST 1/4, MOUNT Diablo MERIDIAN, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

APRIL 2013 Sheet 2 of 8 118780

WOOD ROBBERS
2801 O St., Ste. 100-B Sacramento, CA 95834 Tel: 916-941-7790 Fax: 916-941-7790



FOUND 2" BRASS DISK IN WELL IN BRASS DISK WITH 1/2" IRON PIPE IN CONCRETE. MOLE STAMPED AS SHOWN PER (6) BEING A PORTION OF THE RESULTANT LANDS OF STATINS AS DESCRIBED IN THE PLAT FOR THIS SUBDIVISION AS REGISTERED IN BOOK 205819 AT PAGE 1233 ORIGINAL RECORDS OF SACRAMENTO COUNTY SITUATE IN SECTION 17, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



0 200 400 800
SCALE: 1" = 400'

**SUBDIVISION NO. 04-727.03
FRANKLIN CROSSING
VILLAGE 3**

BEING A PORTION OF THE RESULTANT LANDS OF STATINS AS DESCRIBED IN THE PLAT FOR THIS SUBDIVISION AS REGISTERED IN BOOK 205819 AT PAGE 1233 ORIGINAL RECORDS OF SACRAMENTO COUNTY SITUATE IN SECTION 17, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD ROGERS
REGISTERED PROFESSIONAL SURVEYOR - CALIFORNIA
2807 C ST., SUITE 200
SACRAMENTO, CA 95825
TEL: 916-441-7700
FAX: 916-441-7777

APRIL 2013
Sheet 3 of 8
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FOUND 2" BRASS DISK IN WELL IN BRASS DISK WITH 1/2" IRON PIPE IN CONCRETE. MOLE STAMPED AS SHOWN PER (6) BEING A PORTION OF THE RESULTANT LANDS OF STATINS AS DESCRIBED IN THE PLAT FOR THIS SUBDIVISION AS REGISTERED IN BOOK 205819 AT PAGE 1233 ORIGINAL RECORDS OF SACRAMENTO COUNTY SITUATE IN SECTION 17, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



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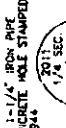
FOUND 2" BRASS DISK IN WELL IN BRASS DISK WITH 1/2" IRON PIPE IN CONCRETE. MOLE STAMPED AS SHOWN PER (6) BEING A PORTION OF THE RESULTANT LANDS OF STATINS AS DESCRIBED IN THE PLAT FOR THIS SUBDIVISION AS REGISTERED IN BOOK 205819 AT PAGE 1233 ORIGINAL RECORDS OF SACRAMENTO COUNTY SITUATE IN SECTION 17, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



FOUND 1 1/4" OPEN IRON PIPE SET IN CONCRETE IN CONCRETE. MOLE STAMPED AS SHOWN PER (4) BEING A PORTION OF THE RESULTANT LANDS OF STATINS AS DESCRIBED IN THE PLAT FOR THIS SUBDIVISION AS REGISTERED IN BOOK 205819 AT PAGE 1233 ORIGINAL RECORDS OF SACRAMENTO COUNTY SITUATE IN SECTION 17, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



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FOUND 1 1/4" OPEN IRON PIPE SET IN CONCRETE IN CONCRETE. MOLE STAMPED AS SHOWN PER (4) BEING A PORTION OF THE RESULTANT LANDS OF STATINS AS DESCRIBED IN THE PLAT FOR THIS SUBDIVISION AS REGISTERED IN BOOK 205819 AT PAGE 1233 ORIGINAL RECORDS OF SACRAMENTO COUNTY SITUATE IN SECTION 17, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

SOUTH ONE-HALF OF SECTION 17, T.6N. R.5E.

PORTION OF THE RESULTANT LANDS OF STATINS 20060718 O.R. 226

FRANKLIN CROSSING VILLAGE 3 SHEET 4

WESTERN PACIFIC RAILROAD

1/4 SEC. 17, T.6N. R.5E.

1/4 SEC. 17, T.6N. R.5E.

1/4 SEC. 17, T.6N. R.5E.

1/4 SEC. 17, T.6N. R.5E.

1/4 SEC. 17, T.6N. R.5E.

1/4 SEC. 17, T.6N. R.5E.

1/4 SEC. 17, T.6N. R.5E.

1/4 SEC. 17, T.6N. R.5E.

1/4 SEC. 17, T.6N. R.5E.

1/4 SEC. 17, T.6N. R.5E.

CURVE TABLE
(THIS SHEET ONLY)

R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'
R=200	Δ=107.141'	L=63.18'

LINE TABLE
(THIS SHEET ONLY)

17	N86°24.77'W	81	119.54'
18	N87°48.97'W	82	37.77'
19	N89°48.97'W	83	111.85'
20	N92°48.97'W	84	112.22'
21	N95°48.97'W	85	128.60'
22	N98°48.97'W	86	174.85'
23	N101°48.97'W	87	218.35'
24	N104°48.97'W	88	251.00'
25	N107°48.97'W	89	271.50'
26	N110°48.97'W	90	284.09'
27	N113°48.97'W	91	288.56'
28	N116°48.97'W	92	284.00'
29	N119°48.97'W	93	271.50'
30	N122°48.97'W	94	251.00'
31	N125°48.97'W	95	228.60'
32	N128°48.97'W	96	204.00'
33	N131°48.97'W	97	178.35'
34	N134°48.97'W	98	151.85'
35	N137°48.97'W	99	125.35'
36	N140°48.97'W	100	98.85'
37	N143°48.97'W	101	72.35'
38	N146°48.97'W	102	45.85'
39	N149°48.97'W	103	19.35'
40	N152°48.97'W	104	0.00'

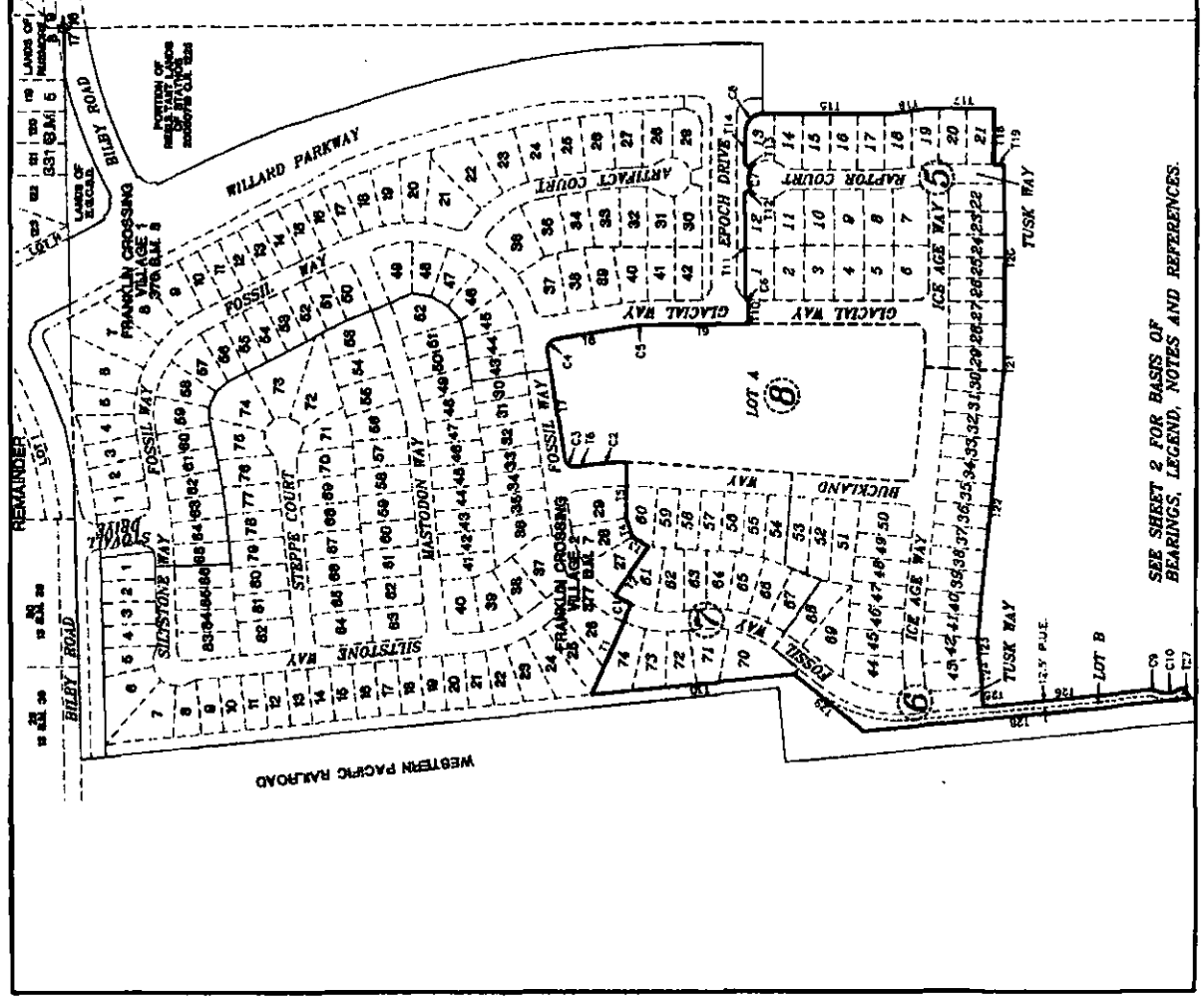


**SUBDIVISION NO. 04-727.03
FRANKLIN CROSSING
VILLAGE 3**

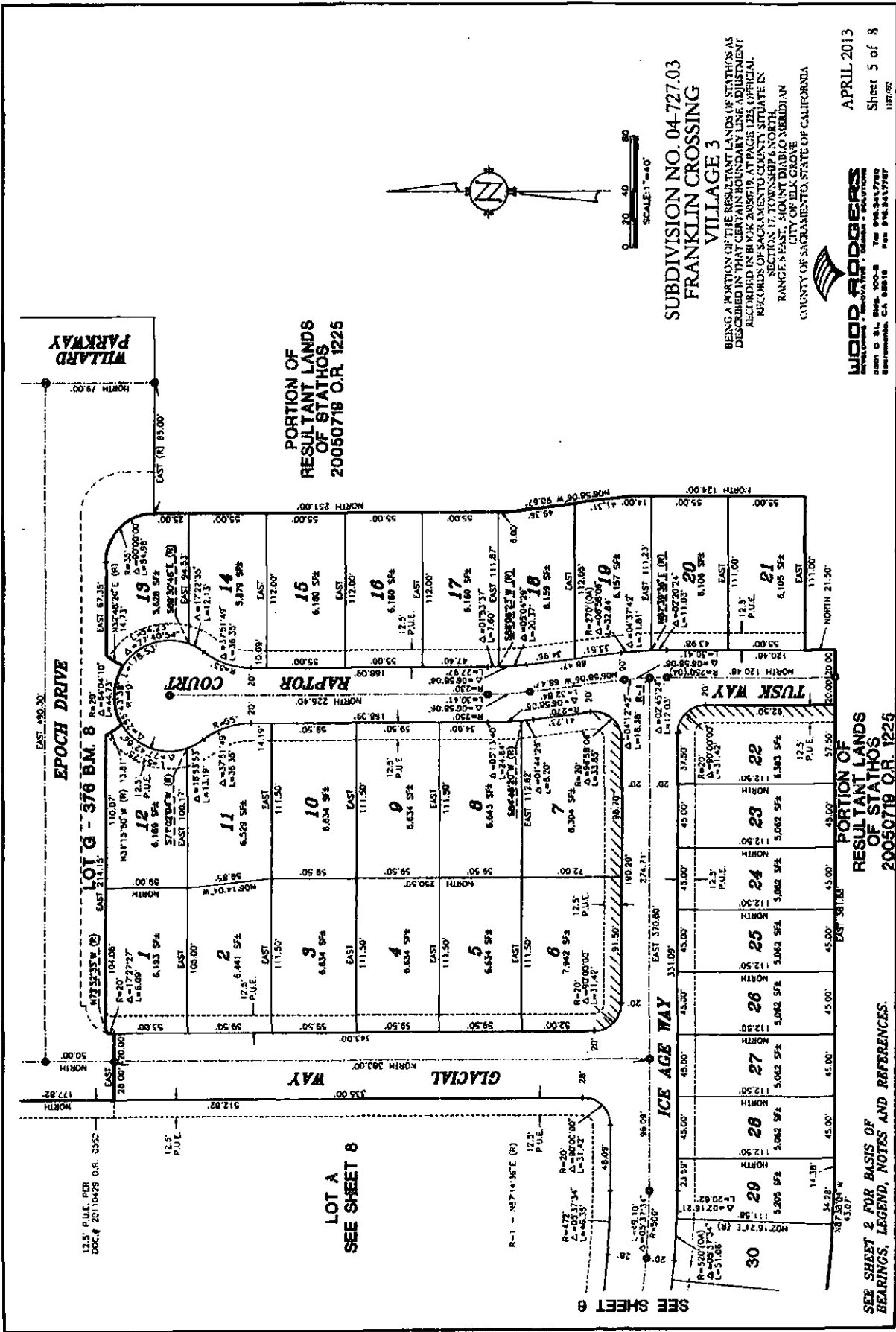
BEING A PORTION OF THE RESUBDIVISION OF LANDS OF STATEWAYS AS DESCRIBED IN TRACT 7, BEING MAIN ROAD AND 1/2 SECTION ADJACENT RECORDED IN BOOK 2650/119, AT PAGE 123, OFFICIAL RECORDS OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, SECTION 17, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT Diablo MERIDIAN, CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD ROBBERS
SURVEYORS
1000 J STREET
SACRAMENTO, CA 95814
PHONE: 916.441.1778
FAX: 916.441.1779

APRIL 2013
Sheet 4 of 8
148024



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



12.5' P.U.E. PER
DOC # 20110423 O.R. 0352

LOT A
SEE SHEET 8

R-1 = 187'14.36'E (R)

R-20
L=48.35'
L=31.42'

R-472
L=16.21'
L=16.21'

R-500
L=49.10'
L=49.10'

R-500
L=49.10'
L=49.10'

R-500
L=49.10'
L=49.10'

R-500
L=49.10'
L=49.10'

R-500
L=49.10'
L=49.10'

R-500
L=49.10'
L=49.10'

R-500
L=49.10'
L=49.10'

R-500
L=49.10'
L=49.10'

SUBDIVISION NO. 04-727.03
FRANKLIN CROSSING
VILLAGE 3

BEING A PORTION OF THE RESULTANT LANDS OF STATHOS AS DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 2086719, AT PAGE 125, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SITUATE IN SECTION 17, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT Diablo MERIDIAN, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

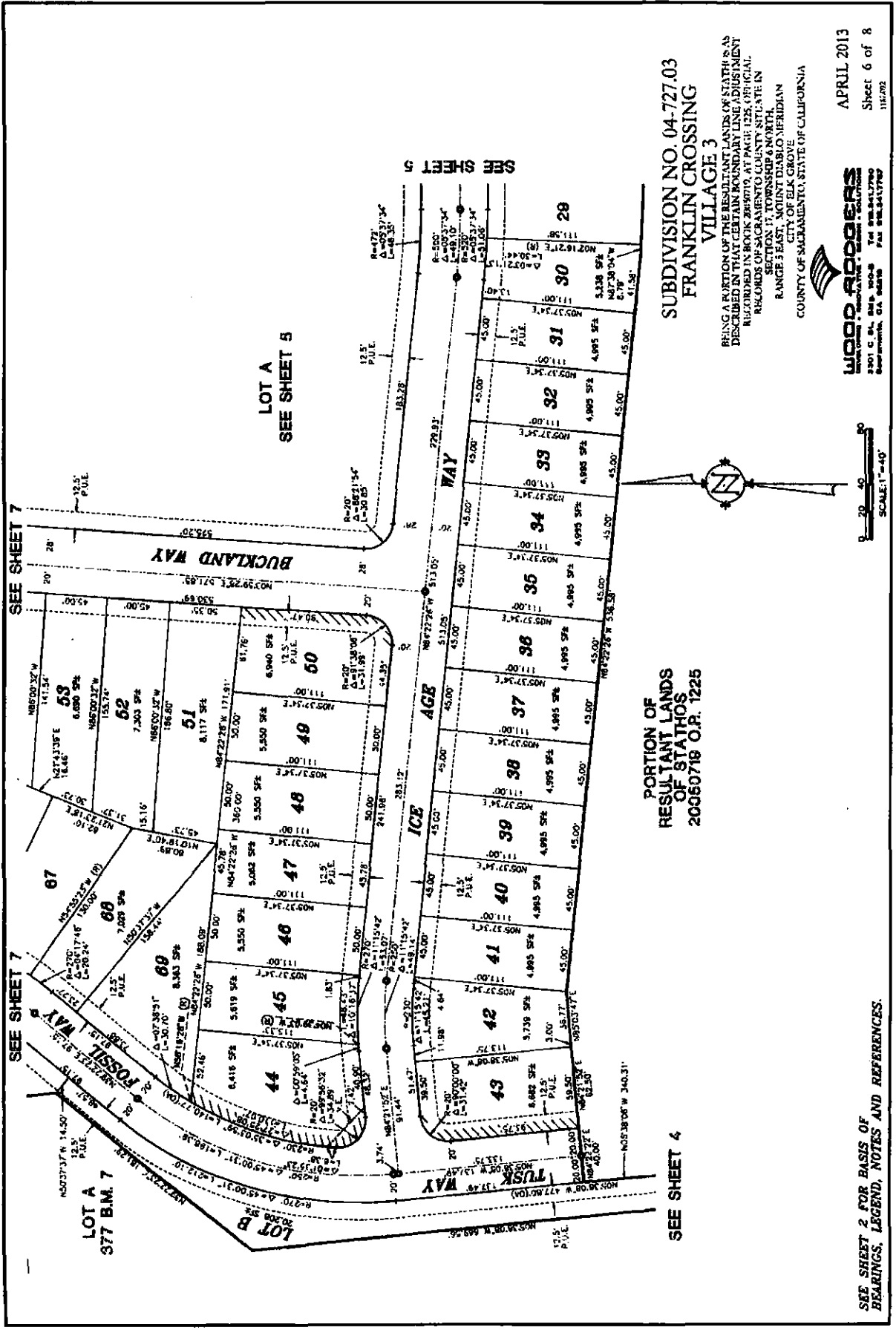
WOOD RODGERS
REGISTERED PROFESSIONAL LAND SURVEYOR
1000 N. ST. JOSEPH AVE. SUITE 200
SACRAMENTO, CA 95818 TEL: 916.441.7787 FAX: 916.441.7787

APRIL 2013
Sheet 5 of 8
181602

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

PORTION OF
RESULTANT LANDS
OF STATHOS
20050718 O.R. 1225

PORTION OF
RESULTANT LANDS
OF STATHOS
20050719 O.R. 1225



SEE SHEET 7

SEE SHEET 7

SEE SHEET 7

LOT A
377 B.M. 7

LOT A
SEE SHEET 5

SEE SHEET 5

SEE SHEET 4

PORTION OF
RESULTANT LANDS
OF STATHOS
20060718 O.P. 1225

SUBDIVISION NO. 04-727.03
FRANKLIN CROSSING
VILLAGE 3

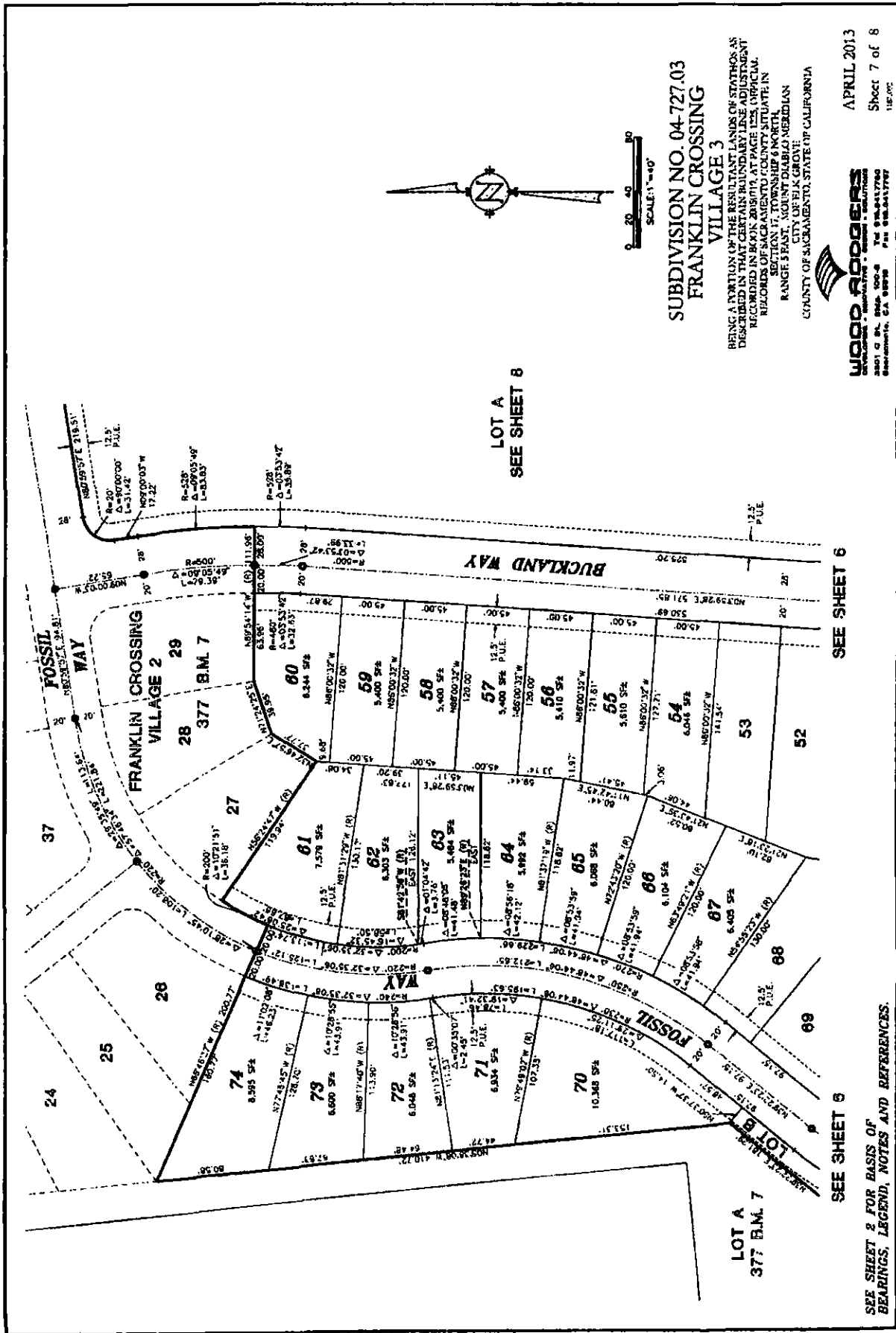
BEING A PORTION OF THE RESULTANT LANDS OF STATHOS AS
DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT
RECORDED IN BOOK 2849719, AT PAGE 125, OFFICIAL
RECORDS OF SACRAMENTO COUNTY, SITUATE IN
SECTION 17, TOWNSHIP 6 NORTH,
RANGE 3 EAST, MOUNT Diablo MERIDIAN
CITY OF ELK GROVE
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



APRIL 2013
Sheet 6 of 8
11/6/02

WOOD-RODDERS
REGISTERED PROFESSIONAL ENGINEERS
2801 G ST., SUITE 200
SACRAMENTO, CA 95833
TEL: 916-441-7700

SEE SHEET 2 FOR BASIS OF
BEARINGS, LEGEND, NOTES AND REFERENCES.



**SUBDIVISION NO. 04-727.03
FRANKLIN CROSSING
VILLAGE 3**

BEING A PORTION OF THE RESULTANT LANDS OF STATUSES AS DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 288(P) AT PAGE 125, OFFICIAL RECORDS OF SACRAMENTO COUNTY SITUATE IN RANGE 3 EAST, TOWNSHIP 43 N, MERIDIAN CITY OF SACRAMENTO, STATE OF CALIFORNIA

APRIL 2013
SHEET 7 of 8
158.00'

WOOD ROGERS
SURVEYORS & ENGINEERS
3801 G ST. SUITE 100-8
SACRAMENTO, CA 95838
TEL: 916.441.7790
FAX: 916.441.7797

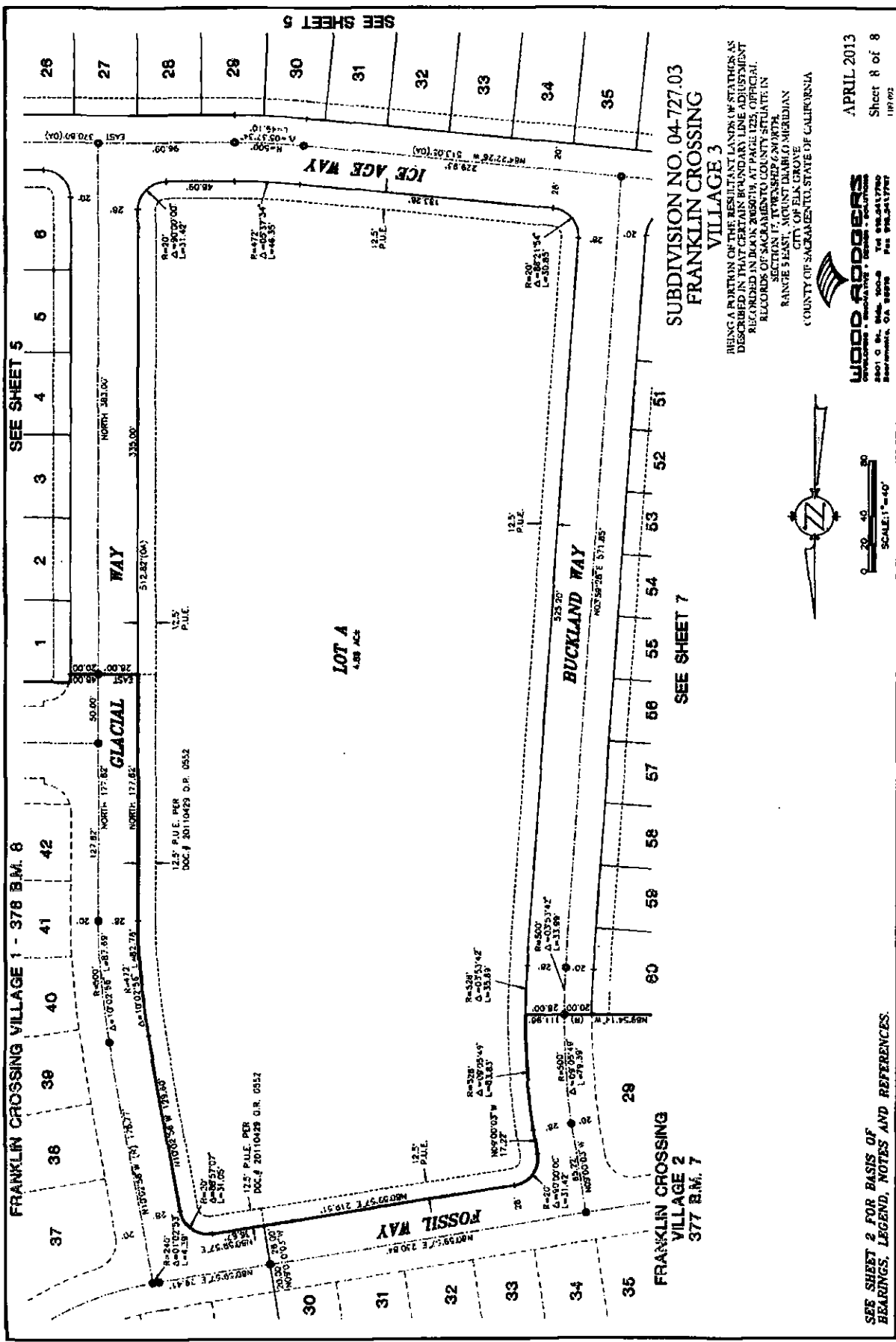
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SEE SHEET 6

SEE SHEET 9

LOT A
SEE SHEET 8

LOT A
377 B.M. 7



**SUBDIVISION NO. 04-177.03
FRANKLIN CROSSING
VILLAGE 3**

BEING A PORTION OF THE RESULTANT LANDS IN STATUES AS DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 2860714, AT PAGE 125, OFFICIAL RECORDS OF SACRAMENTO COUNTY SITUATE IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 3 EAST, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

APRIL 2013
Sheet 8 of 8
11/1/02

WOOD ROBBERS
SURVEYORS & ENGINEERS
2801 O St., Suite 2004
Sacramento, CA 95811
Tel: 916.441.7780
Fax: 916.441.7787

EXHIBIT B

NOTICE OF EXEMPTION

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044

From: City of Elk Grove
Planning Department
8401 Laguna Palms Way
Elk Grove, CA 95758

County Clerk-Recorder
Sacramento County
PO Box 839, 600 8th Street
Sacramento, CA 95812-0839

Project Title: Subdivision No 04-727-03, Franklin Crossing, Village 3 Final Map – EG-09-062

Project Location - Specific: The site is located on the southwest corner of Bilby Road and Willard Parkway within the East Franklin Specific Plan area.

Assessor's Parcel Number(s): 132-2240-001

Project Location – City: Elk Grove

Project Location – County: Sacramento

Project Description: Approval and recordation of a Final Map for Village 3 of the Franklin Crossing subdivision, subdivision number 04-727-03.

Lead Agency: **City of Elk Grove**

Lead Agency Contact Person and Phone Number: Taro Echiburú, Planning Director (916) 478-3619

Applicant: Taylor Morrison
c/o Jay Pawlek
1180 Iron Point Road, Suite 100
Folsom, CA 95630
916.355.8900

- Exemption Status:**
- Ministerial [Section 21080(b); 15268];
 - Declared Emergency [Section 21080(b)(3); 15269(a)];
 - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
 - General Rule [Section 15061(b)(3)];
 - Categorical Exemption
 - Statutory Exemption [Guidelines Section 15268(b)]

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed Final Map is a project under CEQA.

Staff has reviewed the project to determine the required level of review under CEQA. The proposed project is exempt from CEQA under Section 15268(b) of Division 6 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines). Section 15628(b) exempts ministerial approvals by public agencies from CEQA. Final Maps are specifically cited as a type of ministerial permit. Therefore, this project qualifies for the identified exemption.

The corresponding Tentative Subdivision Map for this project was reviewed under CEQA as part of its approval in July 2010. An Initial Study/Mitigated Negative Declaration (MND) was prepared for the project and adopted by the City Council as part of the project approval. This MND adequately addressed environmental issues related to the development of the subject property. Consequently, pursuant to CEQA Guidelines Section 15628(b), no further environmental review is required for this project.

City of Elk Grove
Planning Department

By _____
Taro Echiburú,
Planning Director
Date: May 3, 2012



**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2013-68**

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 April 24, 2013 by the following vote:

AYES : COUNCILMEMBERS: *Davis, Detrick, Cooper, Hume, Trigg*

NOES: COUNCILMEMBERS: *None*

ABSTAIN : COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*


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