

RESOLUTION NO. 2018-216

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAPS FOR SUBDIVISION NO. 10-020-1A, MADEIRA
SOUTH VILLAGE 1A, AND SUBDIVISION NO. 10-020-3A, MADEIRA SOUTH
VILLAGE 3A AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE
SUBDIVISION IMPROVEMENT AGREEMENTS (CEQA EXEMPT)**

WHEREAS, the City of Elk Grove Planning Commission approved the Tentative Map for the Madeira South Project (EG-05-943) on November 16, 2006, and approved a Tentative Map amendment on May 20, 2010; and

WHEREAS, consistent with the approved Tentative Map, Poppy Lane, LLC., a California Limited Liability Company, submitted to the City for approval, Final Maps for Subdivision No. 10-020-1A, Madeira South Village 1A, and Subdivision No. 10-020-3A, Madeira South Village 3A of the previously-approved Tentative Map; and

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

WHEREAS, the Subdivision Improvement Agreements for the Final Maps have been approved by the City Attorney and bonds have been posted to the City for the construction of the required improvements; and


WHEREAS, the City has determined that the Final Maps are statutorily 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.

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. 10-020-1A, Madeira South Village 1A, and Subdivision No. 10-020-3A, Madeira South Village 3A substantially comply with the previously-approved Tentative Map; and
- 2) The Final Maps are statutorily 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) The City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves the Final Maps for Subdivision No. 10-020-1A, Madeira South Village 1A, and Subdivision No. 10-020-3A, Madeira South Village 3A, copies of which are hereby attached as Exhibit A and Exhibit B, respectively; and

- 4) The City Manager is hereby authorized to execute the Subdivision Improvement Agreements in substantially the form presented and directs the City Clerk to transmit the Final Maps to the County Recorder of the County of Sacramento for filing and transmit a Notice of Exemption to the County Clerk of Sacramento for filing.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 26th day of September 2018.



STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

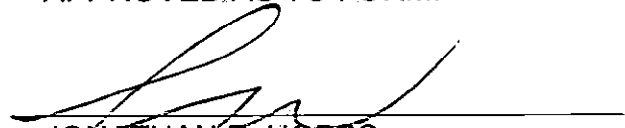

JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A

OWNER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF SUBDIVISION NO. 10-020-1A OF MADEIRA SOUTH VILLAGE 1A AND FIND THAT IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON APRIL 11, 2007 AND AMENDED ON MAY 20, 2010, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL NECESSARY RECORDS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLETED WITH.

AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTRODERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL SURVEYING PERTAINING THERETO, ON ONE OR MORE OF THE LOTS SHOWN HEREON IS GRANTED TO THE CITY OF ELK GROVE FOR PUBLIC UTILITY PURPOSES. THE PUBLIC UTILITY EASEMENT IS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.).

THE FOLLOWING IS A DEDICATION OF ACCESS RIGHTS:
THE EXCLUSIVE RIGHT OF VEHICULAR ACCESS AND EGRESS IS GRANTED TO THE CITY OF ELK GROVE ACROSS LOT LINES SHOWN HEREON AND DESIGNATED "NO ACCESS AND EGRESS RIGHTS LINES" (N.A.E.R.L.).

POPPY-LAMB, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: TL PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP
ITS: MANAGER
BY: TL MANAGEMENT, INC., A CALIFORNIA CORPORATION
ITS: GENERAL PARTNER

BY: JAY TIMOTHY LEWIS
ITS: PRESIDENT

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE OF ACKNOWLEDGMENT FOR THE STATE OF CALIFORNIA HAS READ THE INSTRUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND HAS FOUND THAT THE INSTRUMENT IS THE ACT AND DEED OF THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/HER/HIS AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HER/SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, DECEDED THE INSTRUMENT.

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) SS

ON 2018 DAY OF May, 2018 BEFORE ME, Michael E. Long, a Notary Public for the State of California, personally appeared Poppy-Lamb, LLC who 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/it/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.

I, CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.
WITNESS MY HAND AND SEAL OF OFFICE, Michael E. Long
PRINTED NAME: Michael E. Long
MY PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF: Sacramento
MY COMMISSION EXPIRES: August 30, 2018
MY COMMISSION NO.: 2076763

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF SUBDIVISION NO. 10-020-1A OF MADEIRA SOUTH VILLAGE 1A AND FIND THAT IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON APRIL 11, 2007 AND AMENDED ON MAY 20, 2010, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL NECESSARY RECORDS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLETED WITH.

DATE: _____
ROBERT K. MURDOCH
REGISTERED PROFESSIONAL ENGINEER
CITY OF ELK GROVE
EXPIRATION DATE: 12-31-19



CITY CLERK'S STATEMENT

I, JASON UNDERER, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF SUBDIVISION NO. 10-020-1A OF MADEIRA SOUTH VILLAGE 1A AND FIND THAT IT SUBSTANTIALLY COMPLES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON APRIL 11, 2007 AND AMENDED ON MAY 20, 2010, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL NECESSARY RECORDS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLETED WITH.

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



RECORDER'S STATEMENT

I FILED THIS MAP ON 2018 DAY OF May AT THE OFFICE OF THE COUNTY CLERK OF SACRAMENTO COUNTY, CALIFORNIA. THE INSTRUMENT IS THE ACT AND DEED OF THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/HER/HIS AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HER/SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, DECEDED THE INSTRUMENT.

RECORDED IN BOOK NO. 40, PAGE 29 OF PARCEL MAPS, RECORDS OF SACRAMENTO COUNTY, CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
DOCUMENT NO.: _____
FEE: \$ _____
BY: _____ DEPUTY

SUBDIVISION NO. 10-020-1A
MADEIRA SOUTH
VILLAGE 1A

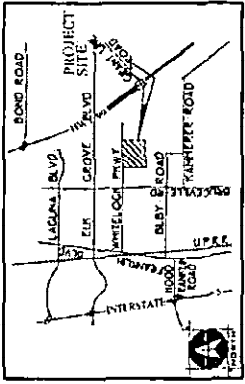
BEING A PORTION OF PARCELS 1 AND 2 OF PARCEL MAP FILED IN BOOK 40, PAGE 29 OF PARCEL MAPS, RECORDS OF SACRAMENTO COUNTY, CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

MAY 2018



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St., Suite 100-B Sacramento, CA 95816
Tel: 916.341.7700 Fax: 916.341.7767

Sheet 1 of 5



SURVAYOR'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 10-020-1A MADEIRA SOUTH VILLAGE 1A AND FIND IT TO BE TECHNICALLY CORRECT.

DATE: _____
RAYMOND MICHAEL WANGER
L.S. NO. 5154
REGISTRATION EXPIRES: 06-30-19



SURVAYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON THE SURVEY OF THE LAND TO BE SUBDIVIDED AND THE REQUIREMENTS OF THE INVESTMENTS, L.P., A CALIFORNIA LIMITED PARTNERSHIP IN MAY 2011. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE MONUMENTS WILL BE SET BY ME AND WILL OCCUR AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED, AND THAT THE NOTES TO ALL CENTERLINE MONUMENTS WILL BE PROMISED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

TOTAL AREA OF THIS SUBDIVISION IS 5,817.2 ACRES, CONSISTING OF 24 RESIDENTIAL LOTS TOTALING 3,802.4 ACRES AND STREET RIGHT-OF-WAY TOTALING 2,014.8 ACRES.

WOOD RODGERS, INC



DATE: 5/13/18
MICHAEL E. LONG
P.L.S. 6815 EXP. 09-30-18

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY WALLACE, KIMM & 2003. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

SIGNATURE COMMISSIONS

THE FOLLOWING SIGNATURES BY LISTED DOCUMENTS HAVE BEEN OBTAINED UNDER SECTION 66436 (a) (3) (A), (b)-(iii) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT DOES NOT RUN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

1. PACIFIC TELEPHONE AND TELEGRAPH COMPANY, EASEMENT HOLDER FOR UNDERGROUND CABLES, WIRES, CONDUITS AND MANHOLES PER BOOK 7398 PAGE 722 OF OFFICIAL RECORDS. SAID EASEMENT IS INDETERMINATE IN NATURE.

NOTES

1. REGULATORY PRIORITIES AND USES SURROUNDING THE PROPERTY MAY CHANGE IN FUTURE SUBJECT TO THE PROVISIONS OF THE CITY'S ADOPTED "RIGHT TO FARM ORDINANCE". A NOTICE TO PURCHASER WILL BE RECORDED PRIOR TO THE SALE OF LOTS.

TRUSTEE'S STATEMENT

FRANK MERRILL, TRUSTEE OF THE COMPANY, HAS BEEN OBTAINED UNDER SECTION 66436 (a) (3) (A), (b)-(iii) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT DOES NOT RUN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

BY: *Francis J. Wolfe*

PRINT: *Francis J. Wolfe*

TITLE: *X.P. FIRST ACKNOWLEDGMENT*

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPELLING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) SS

ON 1st DAY OF MARCH, 2018 BEFORE ME, *Quo*

Quo who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and that he/she/they are the person(s) who 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.

I, COUNTY CLERK, HEREBY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND: *Quo*

PRINTED NAME: *Quo*

MY PRINCIPLE PLACE OF BUSINESS IS IN THE

CITY OF: *Quo*

MY COMMISSION EXPIRES: *07/14/18*

MY COMMISSION NO.: *12045900*

LEGEND

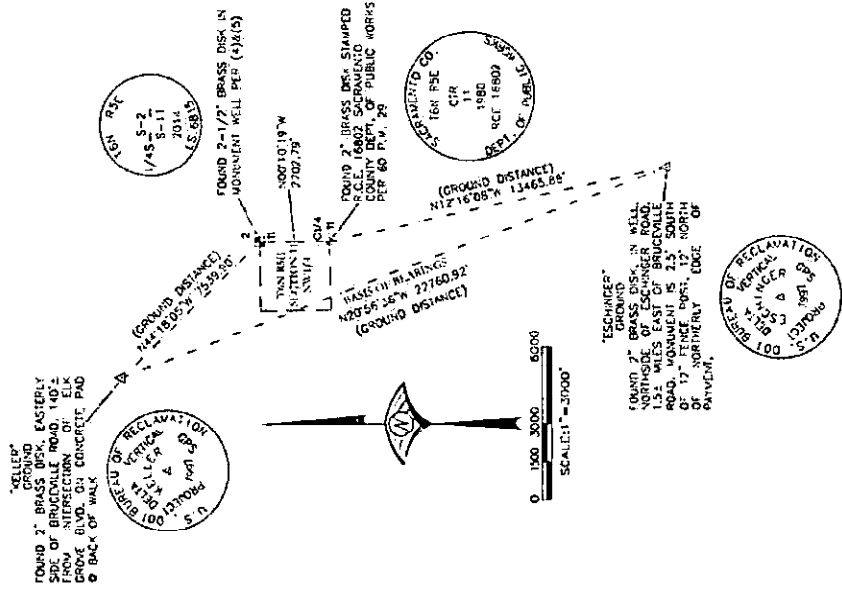
5/8" REBAR WITH CAP L.S. 6815 TO BE SET AT ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES AND 1" BRASS DISK L.S. 6815 TO BE SET AT 100 FOOT PROJECTION OF PROPERTY LINE ON TO SIDEWALK FOR FRONT CORNERS. REAR LOT CORNERS ADJACENT TO A SIDEWALK WILL BE A 3/8" REBAR WITH CAP L.S. 6815 SET 2.00 FEET ALONG THE PROPERTY LINE.

- 3/4" IRON PIPE TO BE SET WITH PLUG STAMPED L.S. 6815
- FOUND MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND ONE-QUARTER CORNER AS NOTED
- FOUND CENTER ONE-QUARTER CORNER AS NOTED
- △ NGS STATION
- AC. ACRES
- I.O.O. IRREVOCABLE OFFER OF DEDICATION
- N.T.S. NOT TO SCALE
- GA OVERALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.U.L. PUBLIC UTILITY EASEMENT
- ± S.F. SQUARE FEET
- ||||| RADIAL LINE
- ||||| NO INGRESS OR EGRESS RIGHTS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "ESCHINGER" 1ST ORDER AND NGS STATION "ELK GROVE" 1ST ORDER. BEARINGS IS N 20°30'36" W. DISTANCES SHOWN ARE GROUND BASED.

BASIS OF BEARINGS DIAGRAM



LEGEND

- 3/4" IRON PIPE TO BE SET WITH PLUG STAMPED L.S. 6815
- FOUND MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND ONE-QUARTER CORNER AS NOTED
- FOUND CENTER ONE-QUARTER CORNER AS NOTED
- △ NGS STATION
- AC. ACRES
- I.O.O. IRREVOCABLE OFFER OF DEDICATION
- N.T.S. NOT TO SCALE
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- P.U.L. PUBLIC UTILITY EASEMENT
- ± S.F. SQUARE FEET
- ||||| RADIAL LINE
- ||||| NO INGRESS OR EGRESS RIGHTS

LEGEND

5/8" REBAR WITH CAP L.S. 6815 TO BE SET AT ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES AND 1" BRASS DISK L.S. 6815 TO BE SET AT 100 FOOT PROJECTION OF PROPERTY LINE ON TO SIDEWALK FOR FRONT CORNERS. REAR LOT CORNERS ADJACENT TO A SIDEWALK WILL BE A 3/8" REBAR WITH CAP L.S. 6815 SET 2.00 FEET ALONG THE PROPERTY LINE.

- 3/4" IRON PIPE TO BE SET WITH PLUG STAMPED L.S. 6815
- FOUND MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND ONE-QUARTER CORNER AS NOTED
- FOUND CENTER ONE-QUARTER CORNER AS NOTED
- △ NGS STATION
- AC. ACRES
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- P.U.L. PUBLIC UTILITY EASEMENT
- ± S.F. SQUARE FEET
- ||||| RADIAL LINE
- ||||| NO INGRESS OR EGRESS RIGHTS

REFERENCES:

- (1) 10 P.M. 27
- (2) 60 P.M. 29
- (3) 48 R.S. 25
- (4) 351 MAPS 6
- (5) 712 P.M. 8
- (6) 580 B.M. 3

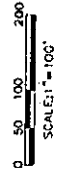
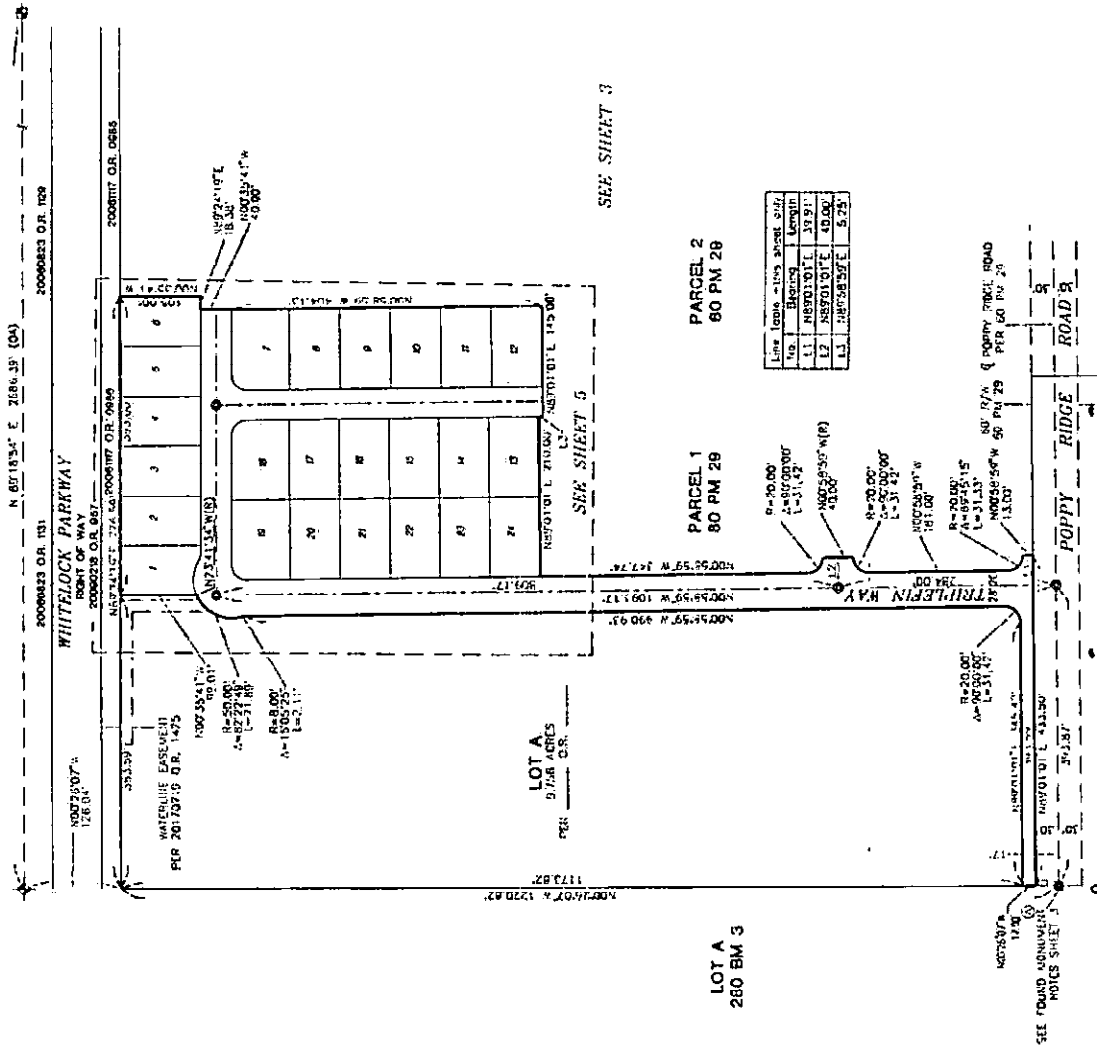
THE GROVE AT LAJUNA RIDGE VILLAGE 10
AMENDED PARCEL MAP NO. 06-104600
FORAGER RANCH 1

**SUBDIVISION NO. 10-020-1A
MADEIRA SOUTH
VILLAGE 1A**

BEING A PORTION OF PARCELS 1 AND 2 OF PARCEL MAP FILED IN BOOK 84 PAGE 29 OF PARCEL MAPS, RECORDS OF SACRAMENTO COUNTY, CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

MAY 2018

WOOD RODGERS
2201 C ST. Elk Grove, CA 95624
Tel 916.341.2760
Sacramento, CA 95810 Fax 916.341.2767



SUBDIVISION NO. 10-020-1A
 MADEIRA SOUTH
 VILLAGE 1A
 BEING A PORTION OF PARCELS 1 AND 2 OF PARCEL
 MAP FILED IN BOOK 66, PAGE 25, OF PARCELS, MAPS,
 RECORDS OF SACRAMENTO COUNTY
 CITY OF ELK GROVE
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
 MAY 2018

WOOD RODGERS
 Surveyors • Engineers • Architects
 3201 C St. Sacramento, CA 95811
 Tel: 916.341.7700 Fax: 916.341.7701

Sheet 4 of 5

SEE SHEET 3

PARCEL 2
80 PM 28

PARCEL 1
80 PM 29

Line	Bearing	Length
L1	N89°01'01"E	39.91'
L2	S89°01'01"E	40.00'
L3	N89°01'01"E	5.25'

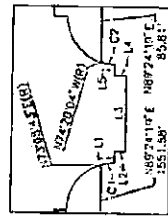
LOT A
 9.748 ACRES
 PER
 O.R.

LOT A
 260 BM 3

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

FOUND MONUMENTS

- (A) FOUND 1" IRON ROD (2), NO TAG, HELD FOR 1-W LINE, 18970.01'E, 0.18' FROM LOT CORNER
- (B) FOUND 3/8" REBAR (2), NO TAG, HELD FOR 1-S LINE, 50074.15'E, 70.65' FROM LOT CORNER
- (C) FOUND 3/8" REBAR (2), NO TAG, HELD FOR N-S LINE, 50074.15'E, 28.22' FROM LOT CORNER
- (D) FOUND 5/8" REBAR (2), NO TAG, HELD FOR N-S LINE, 180772.51'W, 30.19' FROM LOT CORNER
- (E) FOUND 5/8" REBAR (2), NO TAG, HELD FOR N-S LINE, 180772.51'W, 0.76' FROM LOT CORNER
- (F) FOUND 3/4" REBAR (2), NO TAG, HELD FOR 1-S LINE, 180772.51'W, 0.30' FROM LOT CORNER
- (G) FOUND 3/4" REBAR (2), NO TAG, HELD FOR THE SOUTHWEST CORNER OF PARCEL 6, ON P. 75.



Line	Bearing	Length
L1	N8724.15'E	6.00'
L2	S55.18'W	6.00'
L3	N8724.15'E	6.00'
L4	S55.18'W	6.00'
L5	N8724.15'E	6.00'

Curve	Bearing	Length
C1	N8724.15'E	6.00'
C2	S55.18'W	6.00'

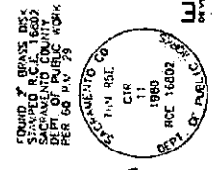
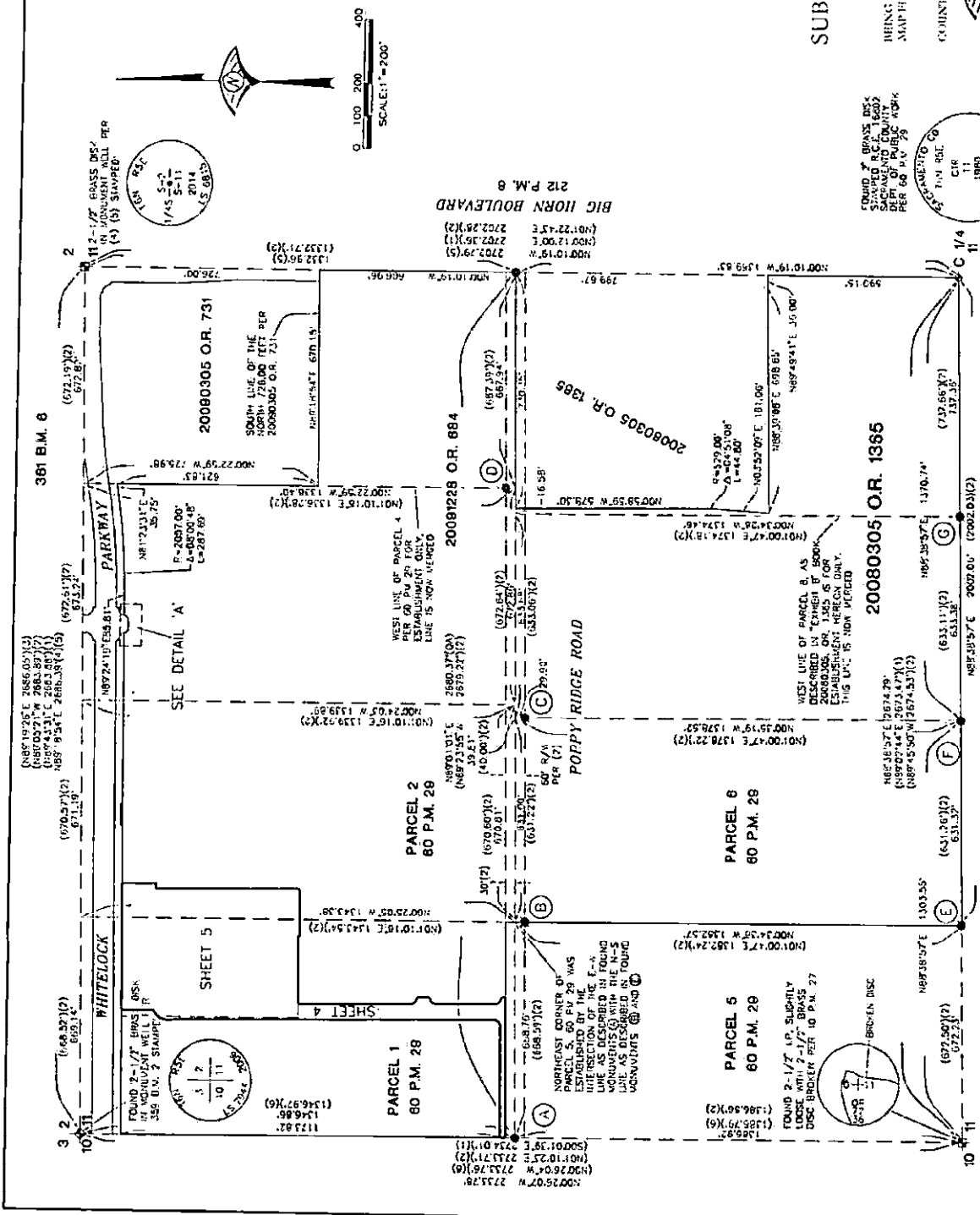
**SUBDIVISION NO. 10-020-1A
MADEIRA SOUTH
VILLAGE 1A**

BEING A PORTION OF PARCELS 1 AND 2 OF PARCEL MAP FILED IN BOOK 60, PAGE 20, OF PARROLL MAPS, RECORDS OF SACRAMENTO COUNTY, CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD ROGERS
3501 G. ST., SUITE 1000
SACRAMENTO, CA 95818
TEL: 916.541.7700
FAX: 916.541.7700



MAY 2018



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

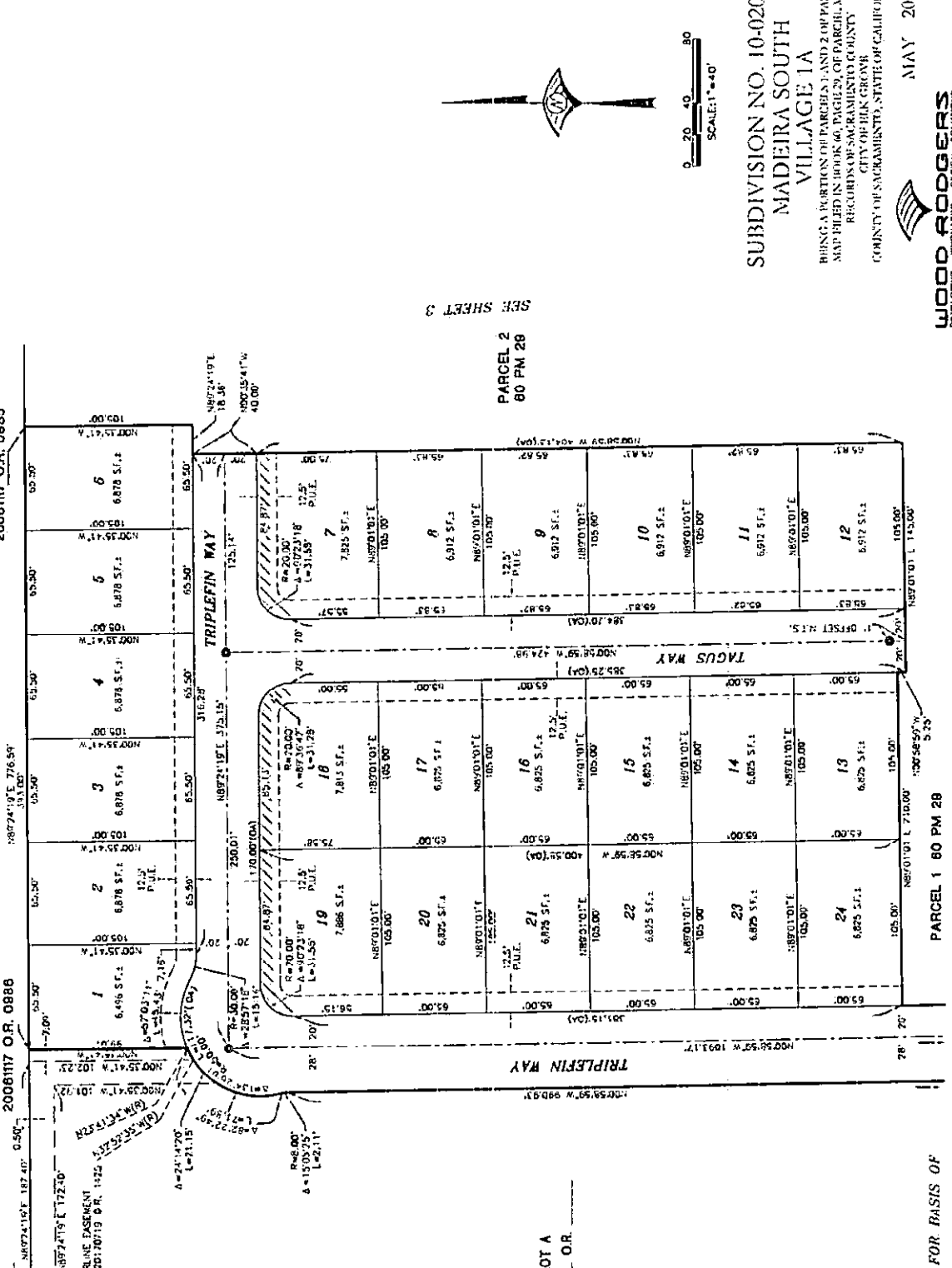
SEE SHEET 3

2008117 O.R. 0885

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2008117 O.R. 0886

SEE SHEET 3



WATERLINE EASEMENT PER 20170719 O.R. 1425

SEE SHEET 3

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PARCEL 2
80 PM 28

PARCEL 1
80 PM 28

SEE SHEET 3



SUBDIVISION NO. 10-020-1A
MADEIRA SOUTH
VILLAGE 1A

BEING A PORTION OF PARCELS 1 AND 2 OF PARCEL
MAP FILED IN BOOK 96, PAGE 29, OF PARCEL MAPS,
RECORDS OF SACRAMENTO COUNTY,
CITY OF BLK GROVE
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



MAY 2018

WOOD ROGERS
DEVELOPMENT • INNOVATIVE • DESIGN • SOLUTIONS
3301 C St., Bldg. 100-B Tel: 916.341.7260
Sacramento, CA 95816 Fax: 916.341.7787

Sheet 5 of 5

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

EXHIBIT B

OWNER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF SUBDIVISION NO. 10-020-3A, MADEIRA SOUTH VILLAGE 3A AND FIND IT TO BE TECHNICALLY CORRECT. I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF SUBDIVISION NO. 10-020-3A, MADEIRA SOUTH VILLAGE 3A AND FIND IT TO BE TECHNICALLY CORRECT. I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF SUBDIVISION NO. 10-020-3A, MADEIRA SOUTH VILLAGE 3A AND FIND IT TO BE TECHNICALLY CORRECT.

THE REAL PROPERTY DESCRIBED BELOW IS GRANTED IN FEE SIMPLE TO THE LOT A.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS: TRIPLEWAY WAY WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, AND FOR CONDUITS FOR ELECTRICAL, TELEPHONE, AND TELEVISION WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE, AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THEREON, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING ADJACENT TO THE PUBLIC STREETS, AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.).

RIGHT OF WAY AND EASEMENTS FOR INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THEREON, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING ADJACENT TO THE PUBLIC STREETS, AS SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.).

THE FOLLOWING IS A DEDICATION OF ACCESS RIGHTS:

THE EGRESS RIGHT OF VEHICULAR ACCESS AND EGRESS IS GRANTED TO THE CITY OF ELK GROVE ACROSS LOT LINES, AS SHOWN HEREON AND DESIGNATED "NO INGRESS AND EGRESS RIGHTS LINES" (N.I.E.L.).

POPIN LANE, LLC,

A CALIFORNIA LIMITED LIABILITY COMPANY

BY: TL PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP

TLS: MANAGER

BY: TL MANAGEMENT, INC., A CALIFORNIA CORPORATION

TIS: GENERAL PARTNER

BY: JAY THOMAS LEWIS

TIS: PRESIDENT

NOTARY'S ACKNOWLEDGMENT

I, A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

ON 05/15/2018, DAY OF MAY, 2018, BEFORE ME, Michael E. Long, a Notary Public, personally appeared TL Properties, L.P., a California Limited Partnership, and Jay Thomas Lewis, its General Partner, both of whom are known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that the execution of the instrument is on the instrument in the presence of me, and that the execution of the instrument is on the instrument in the presence of me, and that the execution of the instrument is on the instrument in the presence of me.

EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND BY ME/WE/WEIR SIGNATURE(S) ON THE INSTRUMENT IN THE PRESENCE OF ME, AND THAT THE EXECUTION OF THE INSTRUMENT IS ON THE INSTRUMENT IN THE PRESENCE OF ME.

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

WITNESS MY HAND AND SEAL OF OFFICE THIS 15th DAY OF MAY, 2018.

PRINTED NAME: Michael E. Long

MY COMMISSION PLACE OF BUSINESS IS IN THE COUNTY OF: Sacramento

MY COMMISSION EXPIRES: 05/30/2018

MY COMMISSION NO.: 20707143

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF SUBDIVISION NO. 10-020-3A, MADEIRA SOUTH VILLAGE 3A AND FIND IT TO BE TECHNICALLY CORRECT. I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF SUBDIVISION NO. 10-020-3A, MADEIRA SOUTH VILLAGE 3A AND FIND IT TO BE TECHNICALLY CORRECT.

DATE: _____

ROBERT K. MAUROCH
CITY ENGINEER, CITY OF ELK GROVE
P.C.E. NO. 47644
EXPIRATION DATE: 12-31-19



CITY CLERK'S STATEMENT

I, JASON UNDEREN, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS MAP OF SUBDIVISION NO. 10-020-3A, MADEIRA SOUTH VILLAGE 3A AND FIND IT TO BE TECHNICALLY CORRECT. I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF SUBDIVISION NO. 10-020-3A, MADEIRA SOUTH VILLAGE 3A AND FIND IT TO BE TECHNICALLY CORRECT.

DATE: _____

JASON UNDEREN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA



RECORDER'S STATEMENT

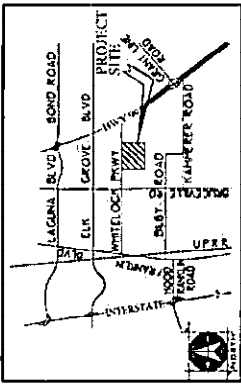
FILED THIS _____ DAY OF _____, 2018, AT _____ OF MAPS, _____ AT THE REQUEST OF FIRST BOOKS TITLE COMPANY, TITLE TO THE UND INCLUDED IN THIS MAP, HAD BEEN VESSED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDED OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

DOCUMENT NO.: _____

BY: _____ DEPUTY

FEE: \$ _____



SURVEYOR'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS SUBMISSION NO. 10-020-3A, MADEIRA SOUTH VILLAGE 3A AND FIND IT TO BE TECHNICALLY CORRECT.

DATE: _____

RAYMOND MICHAEL MANGER
L.S. NO. 5154
REGISTRATION EXPIRES: 06-30-19



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY TO CONFORM WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TL INVESTMENTS, L.P., A CALIFORNIA LIMITED PARTNERSHIP IN MAY 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE ORIGINAL FIELD SURVEY AND THAT THE POSITION OF THE POINTS RELATIVE TO ALL CENTERLINE MONUMENTS WILL BE RETRACED, AND THAT THE NOTES WILL BE SET BY MAY 31, 2020, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THE NOTES TO ALL CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

TOTAL AREA OF THIS SUBDIVISION IS 6,980.3 ACRES, CONSISTING OF 39 RESIDENTIAL LOTS TOTALING 5,562.2 ACRES, 1 LANDSCAPING LOT TOTALING 0.1331 ACRES AND STREET RIGHT-OF-WAY TOTALING 1,285.3 ACRES.

WOOD RODGERS, INC.



DATE: 5/15/18

MICHAEL E. LONG
P.L.S. 6815 EXP. 09-30-18

SUBDIVISION NO. 10-020-3A
MADEIRA SOUTH
VILLAGE 3A

BEING A PORTION OF THE
NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 6 NORTH,
RANGE 5 EAST, COUNTY OF ELK GROVE,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



WOOD RODGERS
2000 C. St., Sacramento, CA 95811
Tel: 916.486.3417 Fax: 916.486.3417

MAY 2018

Sheet 1 of 4

SUBDIVISION MAP ACT SECTION 66477.5 STATEMENT

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT, THE CITY OF SACRAMENTO, CALIFORNIA, HAS REVIEWED THE SUBDIVISION MAP ACT STATEMENT OF SUBDIVISION NO. 10-020-3A, MADEIRA SOUTH VILLAGE, LA, TO THE SUBDIVIDER NAMED BELOW. THE CITY OF ELK GROVE MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST ON THE PROPERTY OR ANY PORTION THEREOF. THEREFORE, THE CITY OF ELK GROVE HAS DETERMINED THAT THE PROPERTY IS NOT REQUIRED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES.

SUBDIVIDER: TL INVESTMENTS, L.P.
A CALIFORNIA LIMITED PARTNERSHIP

ADDRESS: 2300 DOUGLAS BOULEVARD
ROSEVILLE, CA 95861

PHONE NUMBER: (916) 783-2100

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY WALLACE-KUHL & ASSOCIATES INC. FILE NO. WKA 10-020-3A, DATED JANUARY 14, 2003. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

NOTES

- AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTRIBUTE TO THE ECONOMIC PROSPERITY OF THE COUNTY AND STATE. THE PURCHASER WILL BE REQUIRED PRIOR TO THE SALE OF LOTS.

TRUSTEE'S STATEMENT

FIRST AMERICAN TRUST COMPANY, AS THE TRUSTEE UNDER DEED OF TRUST RECORDED DECEMBER 14, 2017, AS BOOK 2011774, PAGE 0889 OF THE PUBLIC RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP.

BY: [Signature]

PRINT: DANIEL WALKER

TITLE: U.P. FIRST AMERICAN TRUST CO.

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETE THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF ELK GROVE } SS

ON 1 DAY OF May, 2018, BEFORE ME, Alexandra
SUBDIVIDER, PERSONALLY APPEARED DANIEL WALKER

WHO 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/HEY EXECUTED THE SAME FOR HIS/HER/THEIR AUTHORIZED CAPACITIES AND FOR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT MY FIDELITY, IS-HOLD AND CORRECT.

WITNESS MY HAND: [Signature]

PRINTED NAME: Alexandra

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: Elk Grove

MY COMMISSION EXPIRES: 07/14/21

MY COMMISSION No.: 27048940

LEGEND

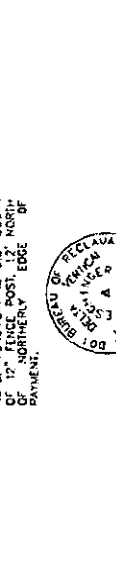
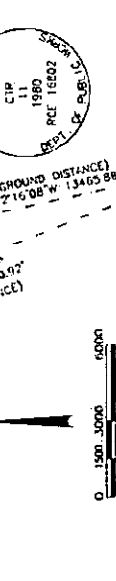
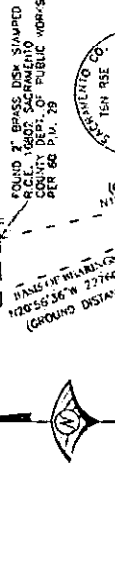
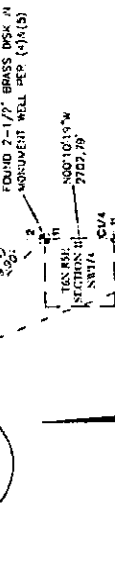
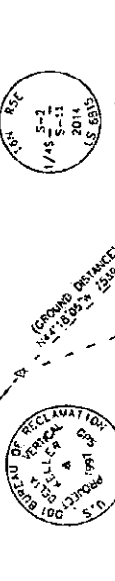
8/8" REBAR WITH CAP L.S. 6815 TO BE SET AT ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES AND 1" BRASS DISK L.S. 6815 TO BE SET AT 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS. REAR LOT CORNERS ADJACENT TO A SIDEWALK WILL BE A 3/8" REBAR WITH CAP L.S. 6815 SET 2.00 FEET ALONG THE PROPERTY LINE.

- 3/4" IRON PIPE TO BE SET WITH PLUG STAMPED L.S. 6815
- FOUND 2 1/2" BRASS DISK IN MONUMENT WELL PER (*)
- FOUND MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND ONE-QUARTER CORNER AS NOTED
- FOUND CENTER ONE-QUARTER CORNER AS NOTED
- △ HCS STATION

- AC. ACRES
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- N.T.S. NOT TO SCALE
- O.A. OVERALL
- O.P. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S. SQUARE FEET
- (R) RADIAL LINE
- ||||| NO INGRESS OR EGRESS RIGHTS

LEGEND

FOUND 2" BRASS DISK EASTERLY SIDE OF BRUCEVILLE ROAD, 140' FROM BRUCEVILLE ROAD TO BACK OF WALK



LEGEND

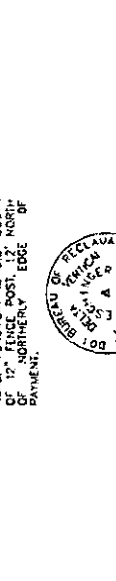
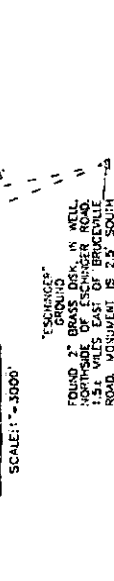
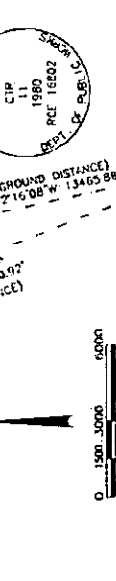
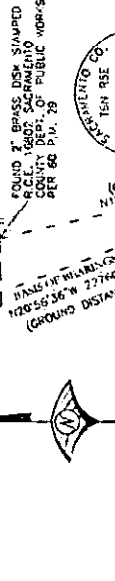
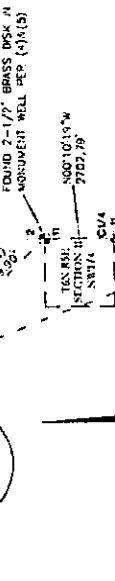
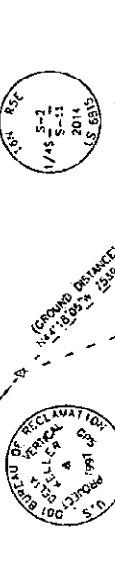
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- (R) RADIAL LINE
- ||||| NO INGRESS OR EGRESS RIGHTS

LEGEND

FOUND 2" BRASS DISK EASTERLY SIDE OF BRUCEVILLE ROAD, 140' FROM BRUCEVILLE ROAD TO BACK OF WALK



REFERENCES:

- 10 P.M. 27
- 60 P.M. 29
- 48 P.S. 25
- 361 MAPS 6
- 212 P.M. 8
- 300 B.P. 3

THE GROVE AT LAGUNA RIDGE VILLAGE 10
APPROXIMATE L.S. MAP NO. 06-10-05 00
ZEPHYRUS RANCH 1

**SUBDIVISION NO. 10-020-3A
MADEIRA SOUTH
VILLAGE 3A**

BEING A PORTION OF THE
NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH,
RANGE 3 EAST, MOUNT DIABLO MERIDIAN,
CITY OF ELK GROVE,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

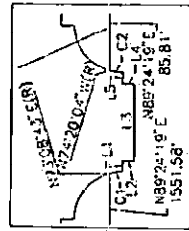
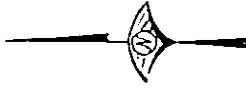
MAY 2018



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3501 C St., Ste. 100-B Tel: 916.341.7700
Sacramento, CA 95808 Fax: 916.341.7707

FOUND MONUMENTS

- (A) FOUND 1" IRON ROD (2), NO TAG, HELD FOR E-W LINE N89°01'E, 0.9' FROM LOT CORNER
- (B) FOUND 5/8" REBAR (2), NO TAG, HELD FOR N-S LINE, 500.34/36'E, 29.56' FROM LOT CORNER
- (C) FOUND 5/8" REBAR (2), NO TAG, HELD FOR N-S LINE, 500.35/19'E, 24.92' FROM LOT CORNER
- (D) FOUND 5/8" REBAR (2), NO TAG, HELD FOR N-S LINE, N00°22'59"W, 30.19' FROM LOT CORNER
- (E) FOUND 5/8" REBAR (2), NO TAG, HELD FOR N-S LINE, N00°34'36"W, 0.76' FROM LOT CORNER
- (F) FOUND 5/8" REBAR (2), NO TAG, HELD FOR N-S LINE, N00°35'19"W, 0.30' FROM LOT CORNER
- (G) FOUND 5/8" REBAR (2), NO TAG HELD FOR THE SOUTHWEST CORNER OF PARCEL 6, 89' 00" 29."



Line Table - this sheet only

No.	Bearing	Length
L1	N89°24'19"E	6.00'
L2	N00°35'41"W	8.00'
L3	N89°24'19"E	40.00'
L4	N00°35'41"W	6.00'
L5	N89°24'19"E	6.00'

Curve Table - this sheet only

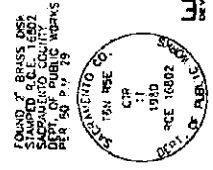
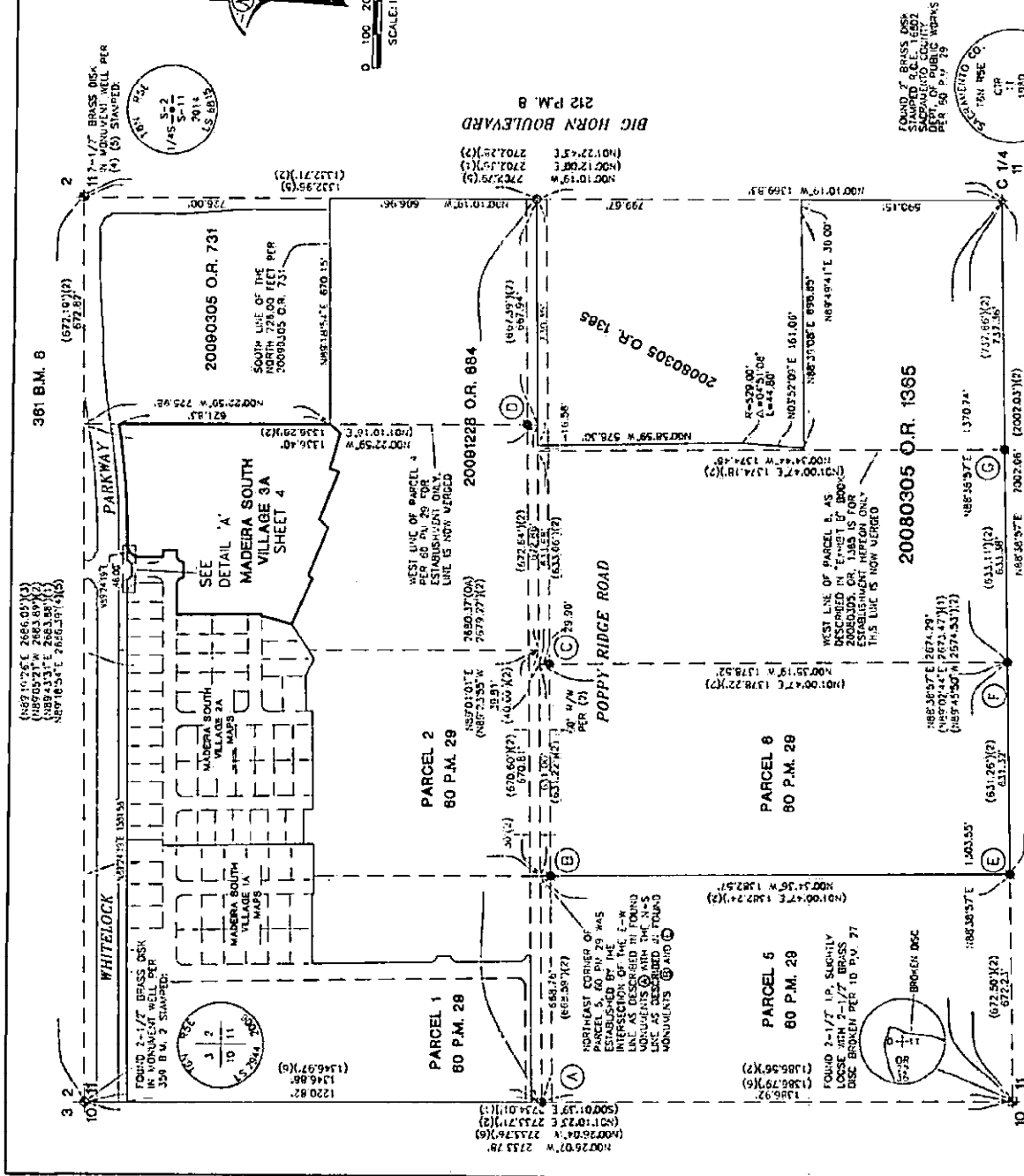
No.	Radius	Delta	Length
C1	25.00'	16°15'34"	7.08'
C2	25.00'	16°15'34"	7.08'

**SUBDIVISION NO. 10-020-3A
MADEIRA SOUTH
VILLAGE 3A**

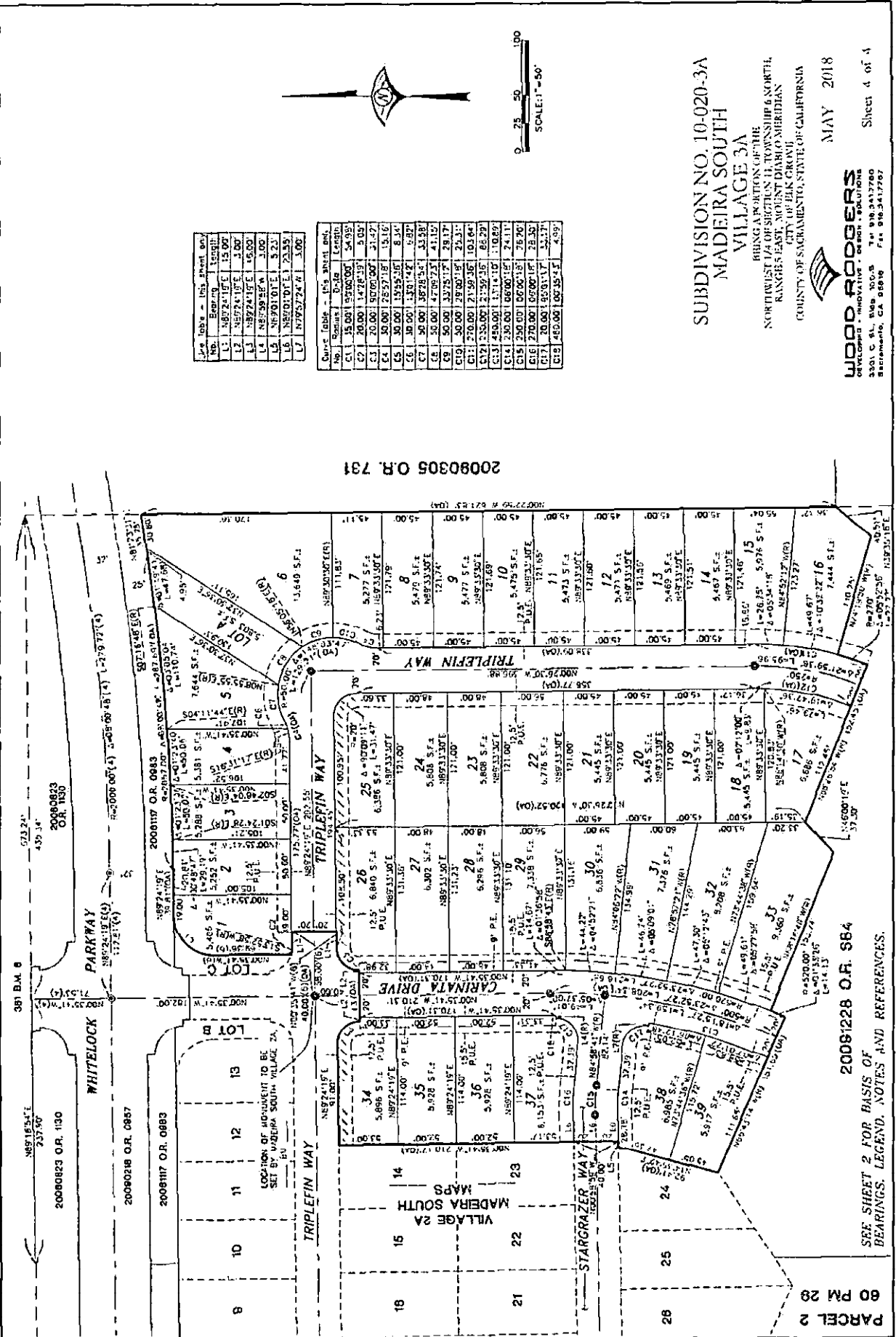
BEING A PORTION OF THE
NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH,
RANGES EAST, MOUNT DIABLO MERIDIAN,
CITY OF ELK GROVE,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

MAY 2018

WOOD ROGERS
DEVELOPMENT & INNOVATIVE DESIGN SOLUTIONS
3501 C ST., SUITE 1000
SACRAMENTO, CA 95816 TEL: 916.341.7760 FAX: 916.341.7767



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



20090305 O.R. 731

Lot	Bearing	Length	Area
L1	N87°24'19"E	15.00'	15.00'
L2	N87°24'19"E	3.00'	3.00'
L3	N87°24'19"E	15.00'	15.00'
L4	N87°24'19"E	3.00'	3.00'
L5	N87°24'19"E	15.00'	15.00'
L6	N87°24'19"E	3.00'	3.00'
L7	N87°24'19"E	15.00'	15.00'

Lot	Bearing	Length	Area
L1	N87°24'19"E	15.00'	15.00'
L2	N87°24'19"E	3.00'	3.00'
L3	N87°24'19"E	15.00'	15.00'
L4	N87°24'19"E	3.00'	3.00'
L5	N87°24'19"E	15.00'	15.00'
L6	N87°24'19"E	3.00'	3.00'
L7	N87°24'19"E	15.00'	15.00'
L8	N87°24'19"E	3.00'	3.00'
L9	N87°24'19"E	15.00'	15.00'
L10	N87°24'19"E	3.00'	3.00'
L11	N87°24'19"E	15.00'	15.00'
L12	N87°24'19"E	3.00'	3.00'
L13	N87°24'19"E	15.00'	15.00'
L14	N87°24'19"E	3.00'	3.00'
L15	N87°24'19"E	15.00'	15.00'
L16	N87°24'19"E	3.00'	3.00'
L17	N87°24'19"E	15.00'	15.00'
L18	N87°24'19"E	3.00'	3.00'

SUBDIVISION NO. 10-020-3A
 MADEIRA SOUTH
 VILLAGE 3A
 BEING A PORTION OF THE
 NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH,
 RANGE 5 EAST, MOUNT DIABLO MERIDIAN,
 CITY OF ELK GROVE,
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WOOD ROBBERS
 DEVELOPMENTAL & CONSULTING SOLUTIONS
 3301 C ST., SUITE 300, SACRAMENTO, CA 95816
 TEL: 916.341.7760
 FAX: 916.341.7767

MAY 2018

Sheet 4 of 4

60 PM 29
 PARCEL 2

20091228 O.R. 864

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

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2018-216**

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

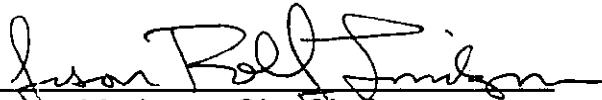
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 26, 2018 by the following vote:

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

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None


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