

RESOLUTION NO. 2020-168

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A LARGE LOT FINAL MAP FOR MENDES SUBDIVISION
(SUBDIVISION NO. 18-078) (CEQA EXEMPT)**

WHEREAS, On September 5, 2019, the City of Elk Grove (City) approved a Large Lot Tentative Subdivision Map (LLTSM), Small Lot Tentative Subdivision Map, and Design Review for Subdivision Layout for the Mendes Subdivision Project (EG-18-078); 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, the Final Map is 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 a Notice of Exemption will be filed with the County of Sacramento after the filing of this map.

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 the Large Lot Final Map for Mendes Subdivision (Subdivision No.18-078), substantially comply with the previously approved LLTSM; and
- 2) The Final Map is 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 Large Lot Final Map for Mendes Subdivision (Subdivision No.18-078), a copy of which is hereby attached as Exhibit A and made part of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 22nd day of July 2020




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

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP SUBDIVISION NO. 20-002, MENDES LARGE LOT FINAL MAP, AND PURSUANT TO THE PROVISIONS OF SECTION 7050 OF THE GOVERNMENT CODE IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF ELK GROVE FOR ANY PUBLIC PURPOSE THE RIGHT-OF-WAY ON, OVER, ACROSS AND UNDER STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS "IRREVOCABLE OFFER OF DEDICATION" (I.O.D.) AND DO HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE SIMPLE, TO THE CITY OF ELK GROVE LOT 1 AS SHOWN HEREON FOR RECYCLED WATER FACILITIES AND LOT 8 AS SHOWN HEREON FOR DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS:

AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING ADJACENT TO THE PUBLIC DRIVES, ROADS, AND WAYS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.).

TO THE CITY OF ELK GROVE AN EASEMENT FOR VISIBILITY TO BE KEPT FREE FROM SIGNS, HEDGES, STRUCTURES, NATURAL GROWTH, FENCES OR OTHER OBSTRUCTIONS TO THE VIEW HIGHER THAN TWO FEET SIX INCHES (2'-6") ABOVE THE NEAREST PAVEMENT SURFACE WITHIN THE AREA OVER AND ACROSS THAT THE LAND DESIGNATED HEREON AS "VISIBILITY EASEMENT" (V.E.).

KRM INVESTORS, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY [Signature]
KATHERINE BARDIS-MIRY, MANAGER

SUTTER ESTATES
A CALIFORNIA LIMITED PARTNERSHIP

BY [Signature]
ELIAS D. BARDIS, GENERAL PARTNER

NOTARY'S ACKNOWLEDGMENT

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 JULY 6, 2020 BEFORE ME LORI A. RISPOLI, A NOTARY PUBLIC

PERSONALLY APPEARED KATHERINE BARDIS-MIRY 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/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.

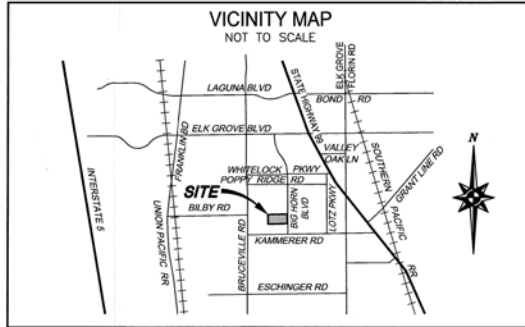
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature] LORI A. RISPOLI
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS SACRAMENTO COUNTY

MY COMMISSION EXPIRES: 7/1/2023 MY COMMISSION NUMBER: 2291566



NOTARY'S ACKNOWLEDGMENT

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 July 6, 2020 BEFORE ME Lori A. Rispoli, A NOTARY PUBLIC

PERSONALLY APPEARED Elia's D. Bardis 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/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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature] Lori A. Rispoli
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY

MY COMMISSION EXPIRES: 7/1/2023 MY COMMISSION NUMBER: 2291566

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 ORDINANCE AT THE REQUEST OF THE KRM INVESTORS, LLC, IN JUNE 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED AND WILL BE SET BY MAY 31, 2022, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THE NOTES TO ALL CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

THE SUBDIVISION WITHIN THE HEAVY BORDER CONTAINS 70.284± ACRES, CONSISTING OF 8 LOTS.

MACKAY & SOMPS CIVIL ENGINEERS, INC.



[Signature]
PAUL FERGUSON,
P.L.S. 9265 EXP. 09-31-2022

DATE: 7.6.2020

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 20-002, MENDES LARGE LOT FINAL MAP, AND FIND IT TO BE TECHNICALLY CORRECT.



[Signature]
WILLIAM J. STANTON
L.S. NO. 7292
REGISTRATION EXPIRES: 12-31-20

DATE: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 20-002, MENDES LARGE LOT FINAL MAP AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON SEPTEMBER 5, 2019 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



[Signature]
ROBERT K. MURDOCH
CITY ENGINEER, CITY OF ELK GROVE
R.C.E. NO. 47644
EXPIRATION DATE: 12-31-21

DATE: _____

CITY CLERK'S STATEMENT

I, JASON LINDGREN, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS FINAL MAP SUBDIVISION NO. 20-002, MENDES LARGE LOT FINAL MAP, AND DID CONSENT TO THE IRREVOCABLE OFFER OF DEDICATION FOR RIGHT OF WAY, AND DID CONSENT TO THE IRREVOCABLE OFFERS OF DEDICATION IN FEE SIMPLE FOR LOT 1 AND LOT 8, AS OFFERED HEREON.



[Signature]
JASON LINDGREN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA

DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2020, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

BY: _____ DEPUTY
FEE: \$ _____

SUBDIVISION NO. 20-002 MENDES LARGE LOT FINAL MAP

A MERGER AND RE-SUBDIVISION OF PARCEL 2 AND PARCEL 3 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 19, 2019 IN DOCUMENT NO. 201912190724, OFFICIAL RECORDS OF SACRAMENTO COUNTY, AND BEING SITUATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.M.

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
JULY 2020



SHEET 1 OF 5 27175.000

BENEFICIARY'S STATEMENT

AMERICAN RIVER BANK AS BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 30, 2019 IN DOCUMENT NO. 201912301150, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, HEREBY CONSENTS TO THE RECORDATION OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

AMERICAN RIVER BANK

Amie Gandy
 AUTHORIZED SIGNER: _____ DATE: 7-7-2020
Jamie Gandy
 NAME: _____
Senior Vice President
 TITLE: _____

NOTARY'S ACKNOWLEDGMENT

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 July 7, 2020 BEFORE ME, J. Lewis, A NOTARY PUBLIC
 PERSONALLY APPEARED Jamie Gandy
 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/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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL
 SIGNATURE J. Lewis PRINTED NAME J. Lewis
 MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY
 MY COMMISSION EXPIRES: 12/19/20 MY COMMISSION NUMBER: 2173051

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES BY LISTED DOCUMENTS HAVE BEEN OMITTED UNDER SECTION 66436 (a) (3) (A) (i-viii) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CAN NOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

1. CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC RIGHT OF WAY, PEDESTRIAN WALKWAY, PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED ON SEPTEMBER 22, 2017 IN BOOK 20170922, AT PAGE 1011, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
2. CITY OF ELK GROVE, EASEMENT HOLDER FOR PUBLIC RIGHT OF WAY, PEDESTRIAN WALKWAY, PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED ON SEPTEMBER 22, 2017 IN BOOK 20170922, AT PAGE 1012, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.
3. CITY OF ELK GROVE, EASEMENT HOLDER FOR PEDESTRIAN WALKWAY, PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED ON SEPTEMBER 22, 2017 IN BOOK 20170922, AT PAGE 1013, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT THE CITY OF ELK GROVE SHALL RECONVEY LOT 1 AS DEDICATED TO THE CITY ON THE MAP OF SUBDIVISION NO. 20-002, MENDES LARGE LOT FINAL MAP. TO THE SUBDIVIDER NAMED BELOW IF THE CITY OF ELK GROVE MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES.

SUBDIVIDER: KRM INVESTORS, LLC
 ADDRESS: 10630 MATHER ROAD
 SACRAMENTO, CA 95655

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, (EPOCH DATE 1987.30) AS MEASURED BETWEEN NGS STATION "M953" AND NGS STATION "G1414". SAID BEARING IS N45°22'53"W. DISTANCES SHOWN HEREON ARE GROUND BASED. TO CONVERT FROM GROUND TO GRID, APPLY A COMBINED SCALE FACTOR OF 0.999981477 ABOUT 0.0.



NOTES

1. ALL CURVE DIMENSIONS ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF. DUE TO ROUNDING THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
2. THIS FINAL MAP CONTAINS 70.284± ACRES GROSS CONSISTING OF 8 LOTS.
3. AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTINUE IN PERPETUITY, SUBJECT TO THE PROVISIONS OF THE CITY'S ADOPTED RIGHT-TO-FARM ORDINANCE. A "DISCLOSURE STATEMENT WILL BE PROVIDED TO ALL POTENTIAL BUYERS PRIOR TO THE SALE OF THE LOTS.
4. A GEOTECHNICAL ENGINEERING STUDY REPORT WAS PREPARED BY GEOCON CONSULTANTS, INC DATED: AUGUST 2018, GEOCON PROJECT NO. S1578-05-02.

NOTICE OF RESTRICTIONS

THE FOLLOWING RESTRICTIONS ARE HEREBY IMPOSED UPON LOTS 1 THROUGH 5 PER THE "CONDITIONS OF APPROVAL" APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ELK GROVE.

- IMPROVEMENTS REQUIRED AS CONDITIONS OF APPROVAL OF THE SMALL LOT TENTATIVE SUBDIVISION MAP SHALL BE DESIGNED AND CONSTRUCTED PRIOR TO APPROVAL OF THE 1ST SMALL LOT FINAL MAP. THESE IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO BIG HORN BOULEVARD, BILBY ROAD, SHED C DRAINAGE CHANNEL AND LOT 7 (PARK SITE) GRADING;
- PRIOR TO CONSTRUCTION OR DEVELOPMENT OF ANY OF THE PARCELS CREATED BY APPROVAL OF THE LARGE LOT FINAL MAP, THE APPLICANT SHALL OBTAIN ANY SUBSEQUENT APPROVALS REQUIRED BY THE CITY FOR SUCH CONSTRUCTION OR DEVELOPMENT, INCLUDING BUT NOT LIMITED TO SMALL LOT FINAL MAPS, DISTRICT DEVELOPMENT PLANS, DESIGN REVIEWS, GRADING PERMITS, IMPROVEMENT PLANS, BUILDING PERMITS AND OTHER SIMILAR APPROVALS;
- UNLESS OTHERWISE DETERMINED BY THE CITY, ALL SEWER AND WATER CREDITS SHALL BE PURCHASED FROM THE CITY IN-LIEU OF PAYING SEWER AND WATER CONNECTION FEES TO THE SACRAMENTO AREA SEWER DISTRICT (SASD) AND THE SACRAMENTO COUNTY WATER AGENCY (SCWA) RESPECTIVELY, IN THE TIMEFRAME REQUIRED BY THE CONDITIONS OF APPROVAL FOR THE SMALL LOT TENTATIVE SUBDIVISION MAP; AND
- LOTS 1-5 MAY BE SUBJECT TO AND SHALL PAY ALL APPLICABLE FEES INCLUDING BUT NOT LIMITED TO THE I-5 SUBREGIONAL CORRIDOR MITIGATION FEE AND THE SEPA IMPACT FEES (COST RECOVERY, DRAINAGE, PARKS AND TRAILS). TO THE EXTENT THAT ANY OF THESE PARCELS ARE EXEMPT FROM PAYING ANY FEE FROM AN ESTABLISHED IMPACT FEE PROGRAM, SAID PARCEL(S) SHALL STILL BE SUBJECT TO ANY OTHER MITIGATION MEASURE(S), INCLUDING, WITHOUT LIMITATION, IMPOSITION OF AD-HOC IMPACT FEES TO COVER ANY PROPOSED DEVELOPMENTS FAIR SHARE TOWARDS MITIGATED IMPACTS, ALL AS DETERMINED BY THE CITY.

**SUBDIVISION NO. 20-002
 MENDES LARGE LOT FINAL MAP**

A MERGER AND RE-SUBDIVISION OF PARCEL 2 AND PARCEL 3 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 19, 2019 IN DOCUMENT NO. 201912190724, OFFICIAL RECORDS OF SACRAMENTO COUNTY, AND BEING SITUATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.M.

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 JULY 2020

Mackay & Somp
 ENGINEERS PLANNERS SURVEYORS
 1022 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

SEE SHEET 2 FOR NOTES.

TRILOGY LAND HOLDINGS/WSI
POPPY RIDGE LLC
20140926 O.R. 1060

WONG PHILIP/ETAL
DOC. 1309181077
67 P.M. 19 - PARCEL B

WSI POPPY RIDGE LLC
DOC. 20140707-0721
60 P.M. 29 - PARCEL 10

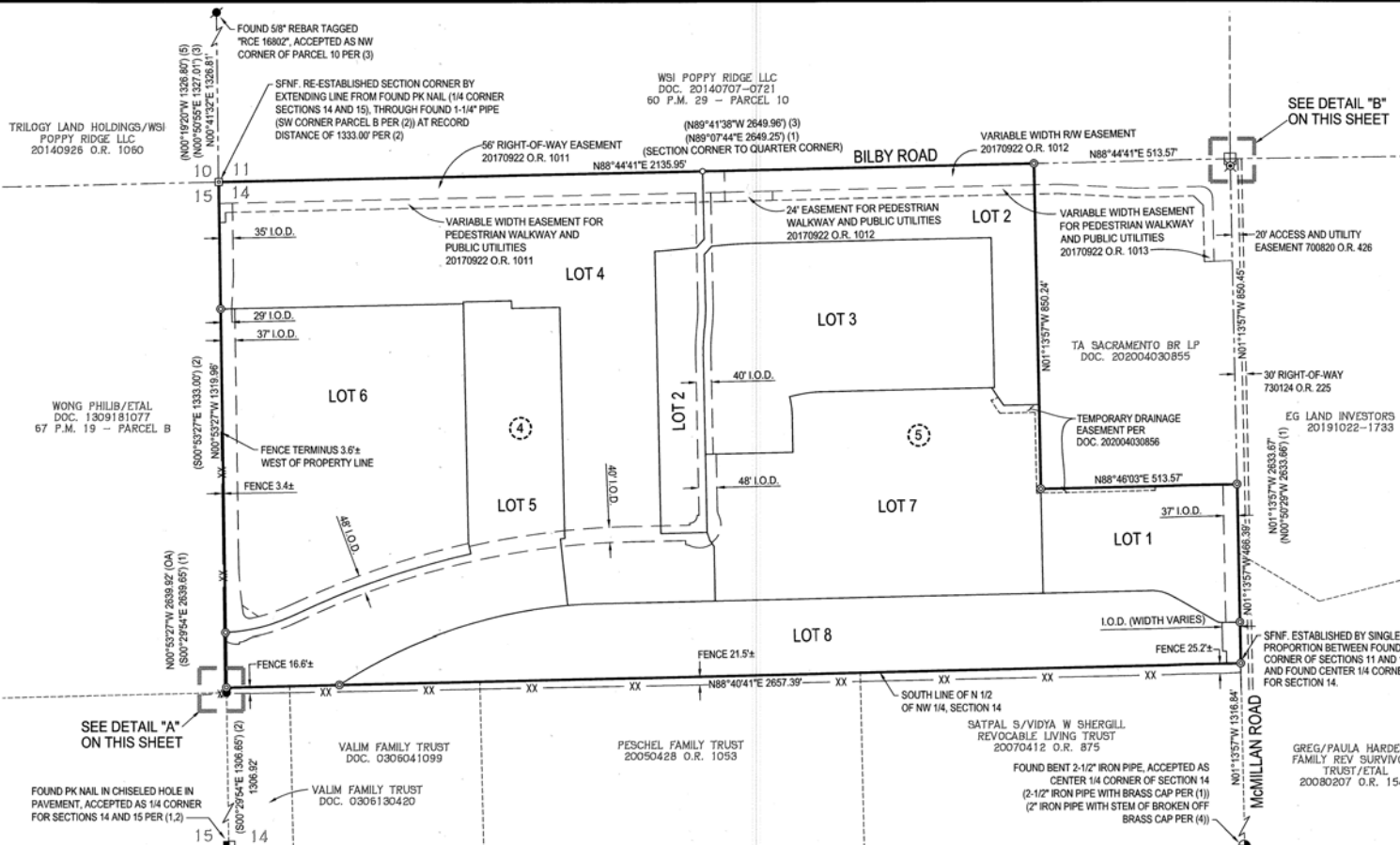
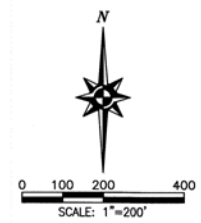
SEE DETAIL "B"
ON THIS SHEET

LEGEND

- ⊠ FOUND ONE-QUARTER SECTION CORNER AS NOTED
- ⊙ FOUND CENTER ONE-QUARTER CORNER AS NOTED
- ⊞ ONE-QUARTER SECTION CORNER
- ⊗ FOUND BRASS DISK IN MONUMENT WELL AS NOTED
- ⊡ FOUND MONUMENT AS NOTED
- ⊕ FOUND NATIONAL GEODETIC SURVEY MONUMENT
- ⊞ SET 2-1/2" BRASS DISK IN WELL MONUMENT STAMPED "LS 9265"
- ⊙ SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 9265"
- DIMENSION POINT
- () RECORD DATA PER REFERENCE
- AC. ACRES
- DOC. DOCUMENT NUMBER, O.R.
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- (OA) OVERALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- PID POINT IDENTIFICATION
- P.M. PARCEL MAP
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- R/W RIGHT-OF-WAY
- R.S. RECORD OF SURVEY
- SFNF SEARCHED FOR, NOT FOUND
- V.E. VISIBILITY EASEMENT
- BOUNDARY
- - - ADJACENT PROPERTY
- I.O.D.
- EASEMENT
- LOT LINE
- XX EXISTING FENCE
- ⊞ SHEET INDEX

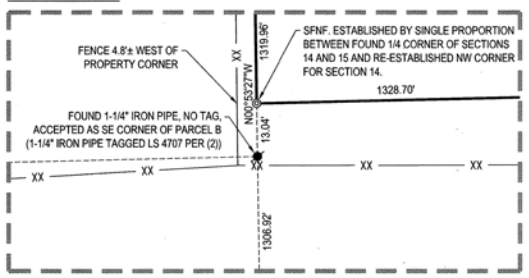
REFERENCES

- (1) 10 P.M. 27
- (2) 67 P.M. 19
- (3) 60 P.M. 29
- (4) 54 R.S. 32
- (5) 104 P.M. 27

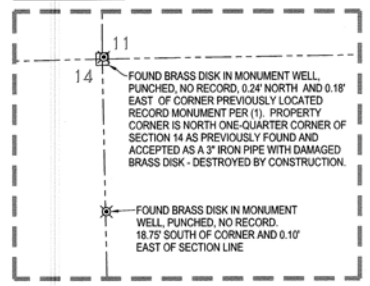


SEE DETAIL "A"
ON THIS SHEET

DETAIL "A" SCALE: 1" = 20'



DETAIL "B" SCALE: 1" = 10'



**SUBDIVISION NO. 20-002
MENDES LARGE LOT FINAL MAP**

A MERGER AND RE-SUBDIVISION OF PARCEL 2 AND PARCEL 3 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 19, 2019 IN DOCUMENT NO. 201912190724, OFFICIAL RECORDS OF SACRAMENTO COUNTY, AND BEING SITUATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.M.

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Mackay & Somp
ENGINEERS PLANNERS SURVEYORS
1025 Crestside Ridge Drive, Suite 102, Roseville, CA 95678 (916) 773-1188

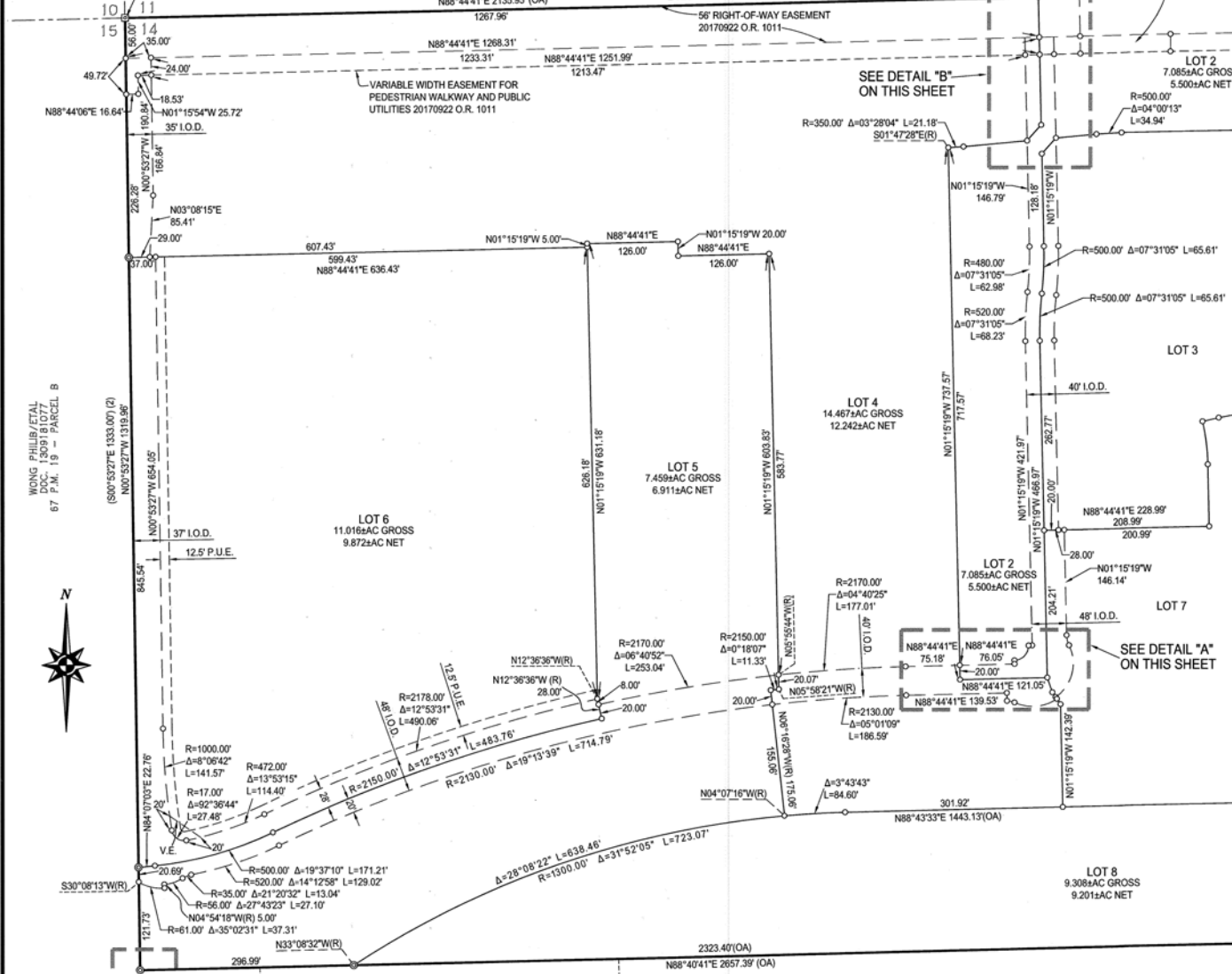
TRILOGY LAND HOLDINGS/WSI POPPY RIDGE LLC
20140926 O.R. 1060

SFNF. RE-ESTABLISHED SECTION CORNER BY EXTENDING LINE FROM FOUND PK NAIL (1/4 CORNER SECTIONS 14 AND 15), THROUGH FOUND 1-1/4" PIPE (SW CORNER PARCEL B PER (Z)) AT RECORD DISTANCE OF 1333.07' PER (Z)

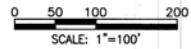
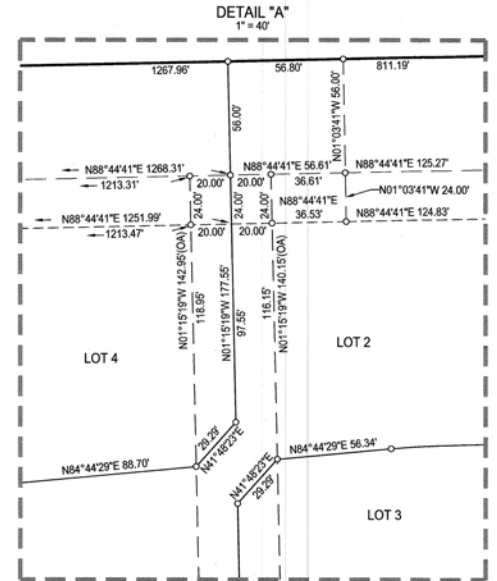
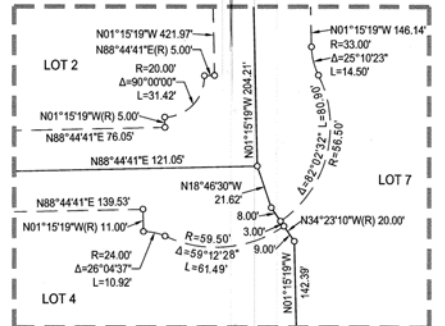
(N89°41'38"W 2649.96') (3)
(N89°07'44"E 2649.25') (1)
(SECTION CORNER TO QUARTER CORNER)
N88°44'41"E 2135.95' (OA)

WSI POPPY RIDGE LLC
DOC. 20140707-0721
60 P.M. 29 - PARCEL 10

24' EASEMENT FOR PEDESTRIAN WALKWAY AND PUBLIC UTILITIES 20170922 O.R. 1012



SEE SHEET 3 FOR LEGEND AND REFERENCES AND SHEET 2 FOR NOTES.



**SUBDIVISION NO. 20-002
MENDES LARGE LOT FINAL MAP**

A MERGER AND RE-SUBDIVISION OF PARCEL 2 AND PARCEL 3 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 19, 2019 IN DOCUMENT NO. 201912190724, OFFICIAL RECORDS OF SACRAMENTO COUNTY, AND BEING SITUATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.M.

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Mackay & SompS
ENGINEERS PLANNERS SURVEYORS
1055 Cherokee Ridge Drive, Suite 150, Roseville, CA 95678 (916) 775-1188

JULY 2020

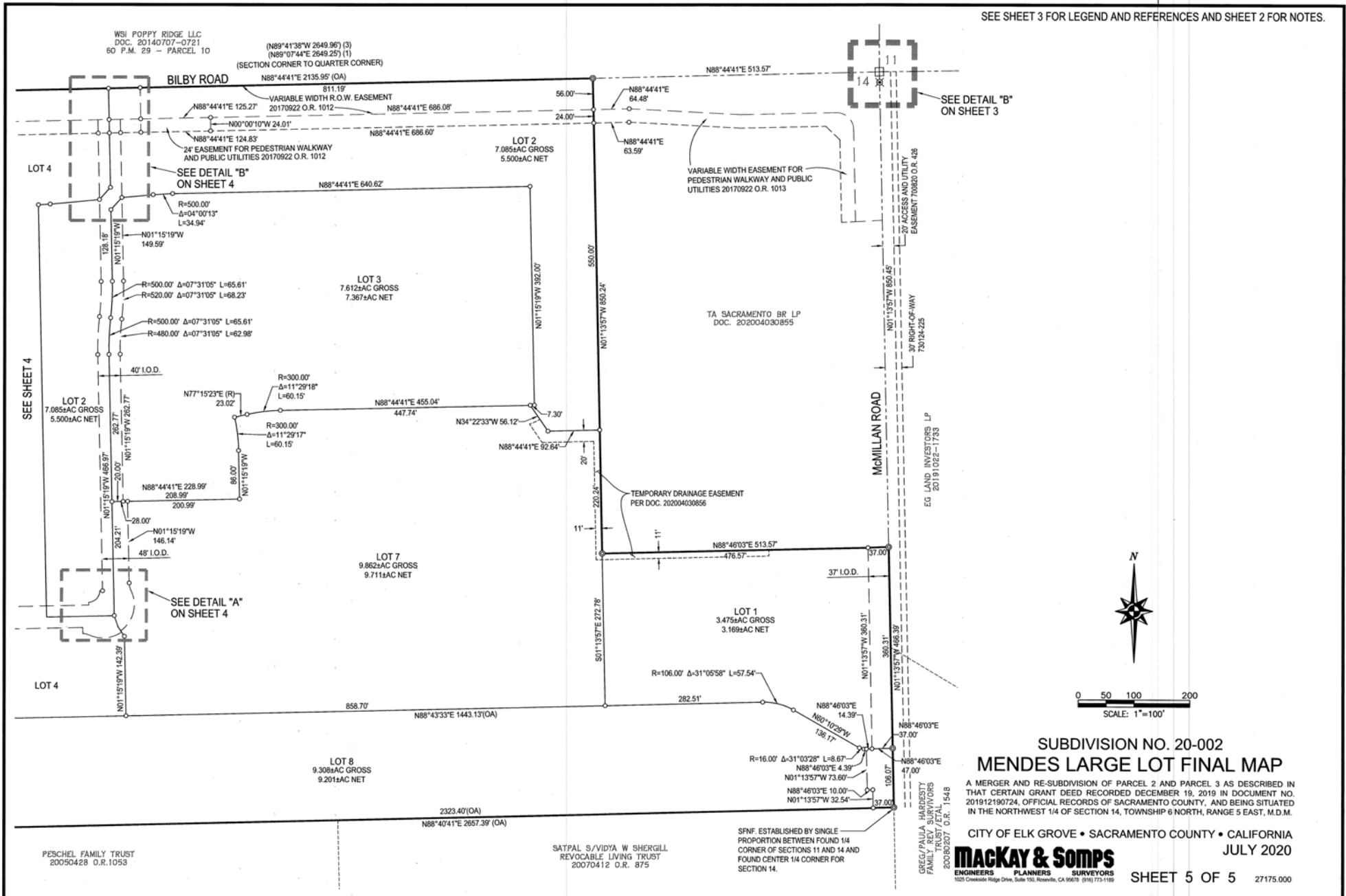
SHEET 4 OF 5 27175.000

SEE DETAIL "A" ON SHEET 3

VALIM FAMILY TRUST
DOC. 0306041099

PESCHEL FAMILY TRUST
20050428 O.R.1053

SEE SHEET 3 FOR LEGEND AND REFERENCES AND SHEET 2 FOR NOTES.



SUBDIVISION NO. 20-002
MENDES LARGE LOT FINAL MAP

A MERGER AND RE-SUBDIVISION OF PARCEL 2 AND PARCEL 3 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 19, 2019 IN DOCUMENT NO. 201912190724, OFFICIAL RECORDS OF SACRAMENTO COUNTY, AND BEING SITUATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.M.

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
 JULY 2020

Mackay & Somp
 ENGINEERS PLANNERS SURVEYORS
 1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1188

SHEET 5 OF 5 27175.000

PESCHEL FAMILY TRUST
20050428 O.R.1053

SATPAL S/VIDYA W SHERGILL
REVOCABLE LIVING TRUST
20070412 O.R. 875

SNF. ESTABLISHED BY SINGLE
PROPORTION BETWEEN FOUND 1/4
CORNER OF SECTIONS 11 AND 14 AND
FOUND CENTER 1/4 CORNER FOR
SECTION 14.

GREG/PALIA HARDESTY
FAMILY REV SURVIVORS
20080207 O.R. 1548

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2020-168

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 July 22, 2020 by the following vote:

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

NOES: COUNCILMEMBERS: *None*

ABSTAIN: COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*



Jason Lindgren, City Clerk
City of Elk Grove, California