

RESOLUTION NO. 2004-160

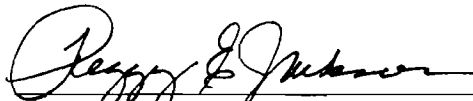
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING THE FINAL MAP FOR SUBDIVISION NO. 01-228.1  
ELK GROVE COMMONS**

**BE IT RESOLVED AND ORDERED** that the City Council of the City of Elk Grove pursuant to Government Code section 66458, hereby approves the Final Map submitted at the Elk Grove City Council meeting in connection with **DONAHUE SCHRIBER REALTY GROUP, L.P., a DELAWARE LIMITED PARTNERSHIP**, and the subdivision designated as Subdivision No. 01-228.1 Elk Grove Commons.


**PASSED AND ADOPTED** by the City Council of the City of Elk Grove on this 21<sup>st</sup> day of July 2004.

  
\_\_\_\_\_  
SOPHIA SCHERMAN, MAYOR of the  
CITY OF ELK GROVE

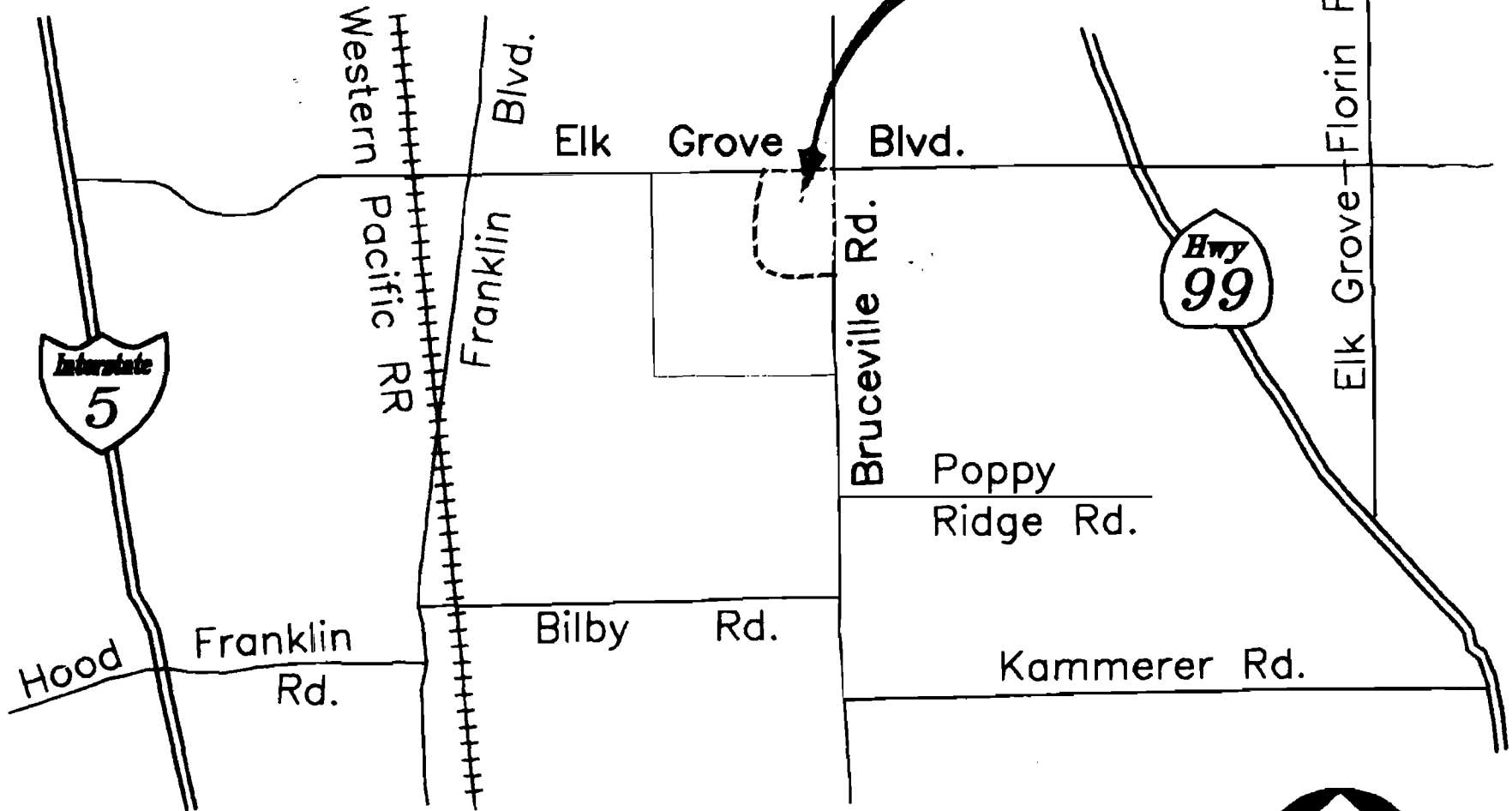
ATTEST:

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

APPROVED AS TO FORM:

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

# Project Site



## VICINITY MAP

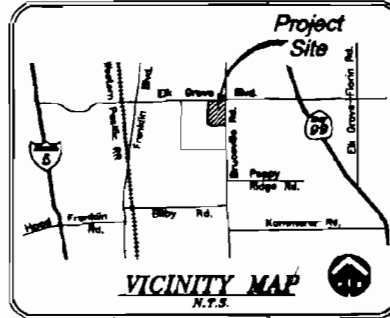
N.T.S.



**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES UPON COMPLETION OF IMPROVEMENTS THE PUBLIC ROAD AND BOULEVARD SHOWN WITHIN THESE BOUNDARIES AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES EASEMENTS FOR THE FOLLOWING SPECIFIC PURPOSES.

- A. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND 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 AS SHOWN HEREIN LYING CONTIGUOUS TO THE PUBLIC ROADS AND BOULEVARD SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).
- B. RIGHT-OF-WAY AND EASEMENT FOR THE INSTALLATION AND THE MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.)
- C. A RIGHT OF WAY AND DRAINAGE EASEMENT FOR THE PURPOSE OF DIGGING, CONSTRUCTING, RECONSTRUCTING, REPAIRING AND FOREVER MAINTAINING THEREOIN A DRAINAGE CANAL, DITCH, OR PIPELINE FOR DRAINAGE PURPOSES, TOGETHER WITH THE SPOIL BANKS AND APPURTENANT STRUCTURES THEREOF OVER THAT CERTAIN REAL PROPERTY SHOWN HEREON AND DESIGNATED "DRAINAGE EASEMENT" (D.E.).



SUBDIVISION NO. 01-228.1 OF  
**ELK GROVE COMMONS**

BEING EXHIBIT "A" RESULTANT PARCEL PER 20020213 O.R. 1900,  
A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 3,  
TOWNSHIP 8 NORTH, RANGE 3 EAST, MOUNT Diablo MERIDIAN,  
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

**MacKay & Samps**  
CIVIL ENGINEERS, INC.  
SACRAMENTO, CALIFORNIA

JUNE 2004

**SOILS REPORT**

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUM & ASSOCIATES INC., DATED OCTOBER 30, 2002, FILE NO. WKA-4848.02. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ELK GROVE PUBLIC WORKS DEPARTMENT.

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF SUBDIVISION NO. 01-228.1 OF ELK GROVE COMMONS AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE ELK GROVE CITY COUNCIL ON FEBRUARY 19, 2003 AND ANY APPROVED ALTERNATIONS THEREOF. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

ROBERT L. LEE, R.C.E. 23078  
ELK GROVE CITY ENGINEER  
EXPIRES: DECEMBER 31, 2005  
DATE: \_\_\_\_\_

**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 OF SUBDIVISION NO. 01-228.1 OF ELK GROVE COMMONS AND ACCEPTS, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ANY REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, ALL AS SHOWN ON THIS MAP.

PEODY E. JACKSON  
CLERK OF THE CITY COUNCIL  
CITY OF ELK GROVE, CALIFORNIA  
DATE: \_\_\_\_\_

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2004 AT \_\_\_\_\_ M., IN BOOK \_\_\_\_ OF MAPS,  
AT PAGE \_\_\_\_ AT THE REQUEST OF STEWART TITLE OF SACRAMENTO. TITLE TO THE LAND  
INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_  
ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY  
STATE OF CALIFORNIA  
BY: \_\_\_\_\_ DEPUTY

DONAHUE SCHRIBER REALTY GROUP, L.P.,  
A DELAWARE LIMITED PARTNERSHIP, TENANTS IN COMMON

BY: DONAHUE SCHRIBER REALTY GROUP, INC.  
A MARYLAND CORPORATION, GENERAL PARTNER

By: Paul L. Peterson      By: David W. Massman  
Paul L. Peterson      David W. Massman  
VICE PRESIDENT, DEVELOPMENT SERVICES      Vice President, Development

DONAHUE SCHRIBER ASSET MANAGEMENT CORPORATION  
A DELAWARE CORPORATION, TENANTS IN COMMON

By: Paul L. Peterson      By: David W. Massman  
Paul L. Peterson      David W. Massman  
VICE PRESIDENT, DEVELOPMENT SERVICES      Vice President, Development

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
COUNTY OF Orange } SS

ON Oct. 28, 2003, BEFORE ME, Wendy MacAuley, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED Paul L. Peterson (PERSONALLY KNOWN TO ME OR  PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.  
WITNESS MY HAND:

Wendy MacAuley      Wendy MacAuley  
Signature      Print Name  
MY PRINCIPAL PLACE OF BUSINESS IS:      COMMISSION NO.: 116117  
Orange County      MY COMMISSION EXPIRES: 8/30/05

STATE OF CALIFORNIA }  
COUNTY OF Orange } SS

ON Oct. 28, 2003, BEFORE ME, Wendy MacAuley, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED David W. Massman (PERSONALLY KNOWN TO ME OR  PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.  
WITNESS MY HAND:

Wendy MacAuley      Wendy MacAuley  
Signature      Print Name  
MY PRINCIPAL PLACE OF BUSINESS IS:      COMMISSION NO.: 116117  
Orange County      MY COMMISSION EXPIRES: 8/30/05

**TRUSTEE STATEMENT**

STEWART TITLE GUARANTEE COMPANY AS TRUSTEE UNDER A DEED OF TRUST RECORDED APRIL 16, 2002, IN BOOK 20020411 AT PAGE 1036, OFFICIAL RECORDS OF SACRAMENTO COUNTY, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

By: John W. Samps, J.P.  
John W. Samps, J.P.  
Print Name and Title

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
COUNTY OF Sacramento } SS

ON October 29, 2003, BEFORE ME, T. Pappas, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED John W. Samps

(I) 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/HE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, 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:

T. Pappas      T. Pappas  
Signature      Print Name  
MY PRINCIPAL PLACE OF BUSINESS IS:      COMMISSION NO.: 1434187  
Sacramento County      MY COMMISSION EXPIRES: 8/9/07

**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 DONAHUE SCHRIBER REALTY GROUP, LP, SURVEYED IN DECEMBER 2002. 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 INDICATED AND WILL BE SET BY DECEMBER 2008 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. A CENTERLINE EXHIBIT WILL BE FILED IN THE OFFICE OF THE CITY ENGINEER WITHIN 24 MONTHS OF THE RECORDING OF THIS MAP.

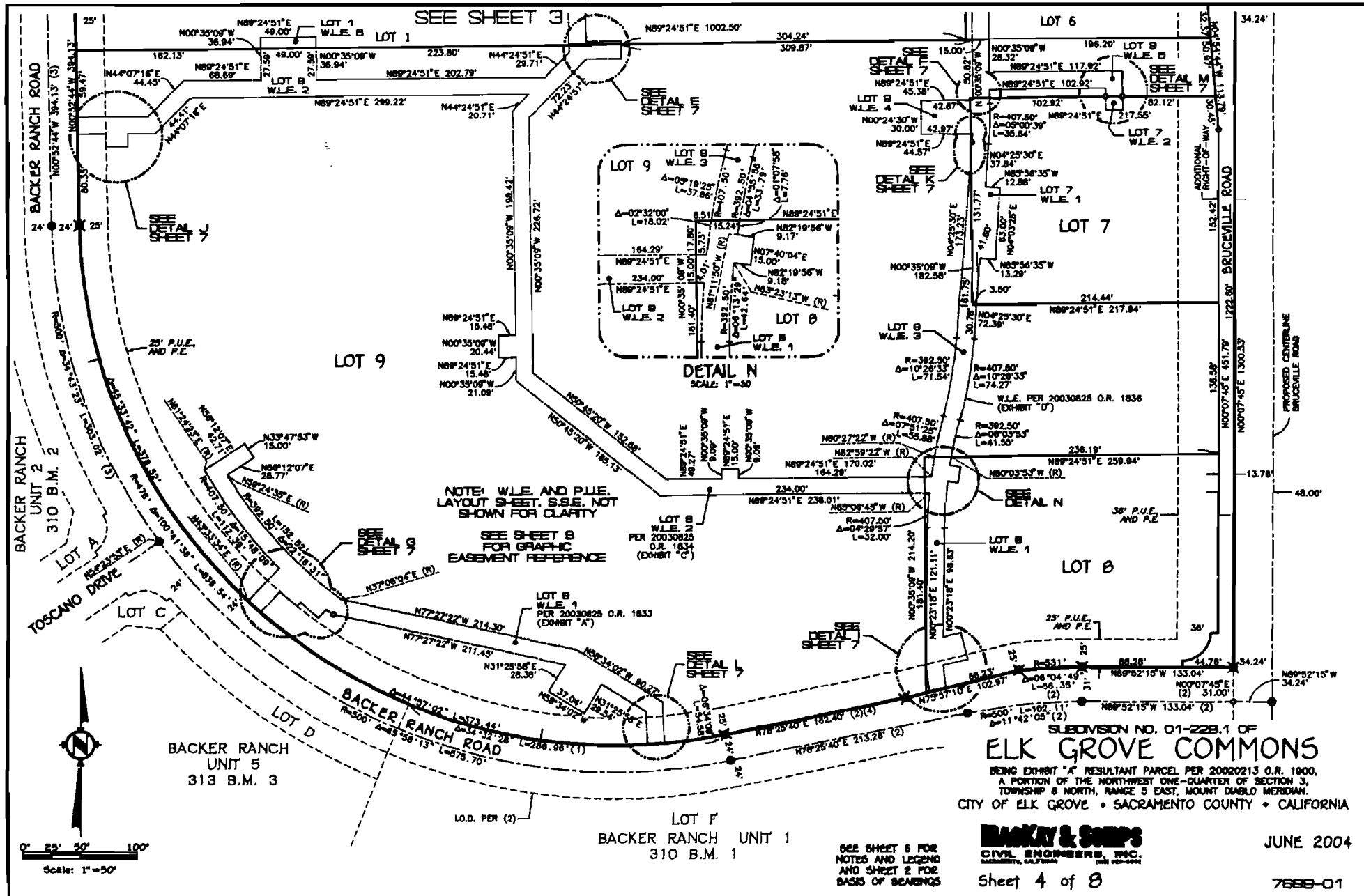
TOTAL AREA FOR THIS MAP IS 30.0484 ACRES  
GROSS, CONSISTING OF 9 COMMERCIAL LOTS.

James A. Morrow  
Signature  
JAMES A. MORROW, L.S. 7555  
EXPIRATION DATE: DECEMBER 31, 2003  
DATE: Nov. 5. 03









SEE SHEET 3

DETAIL N  
SCALE: 1"=30'

NOTE: W.L.E. AND P.U.E. LAYOUT SHEET, S.S.E. NOT SHOWN FOR CLARITY

SEE SHEET B FOR GRAPHIC BASEMENT REFERENCE

**SUBDIVISION NO. 01-228.1 OF ELK GROVE COMMONS**

BEING EXHIBIT "A" RESULTANT PARCEL PER 20020213 O.R. 1900, A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 5 EAST, MOUNT Diablo MERIDIAN, CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

**BACKY & SOOPS**  
CIVIL ENGINEERS, INC.  
SACRAMENTO, CALIFORNIA

JUNE 2004

SEE SHEET 6 FOR NOTES AND LEGEND AND SHEET 2 FOR BASIS OF BEARINGS

Sheet 4 of 8

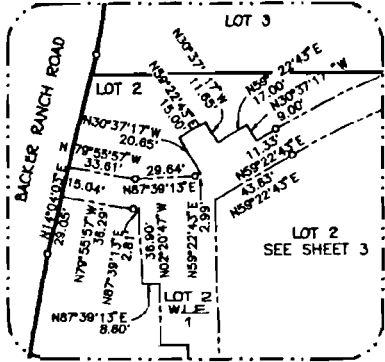
7888-01

Scale: 1"=50'

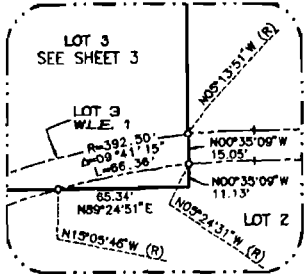




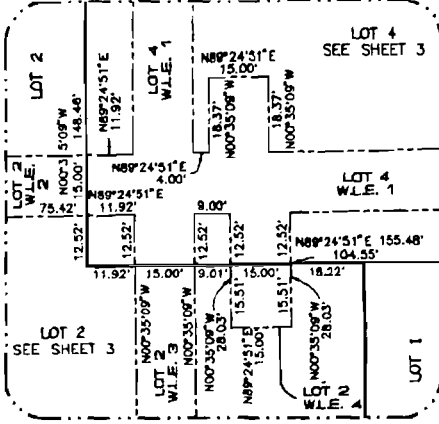




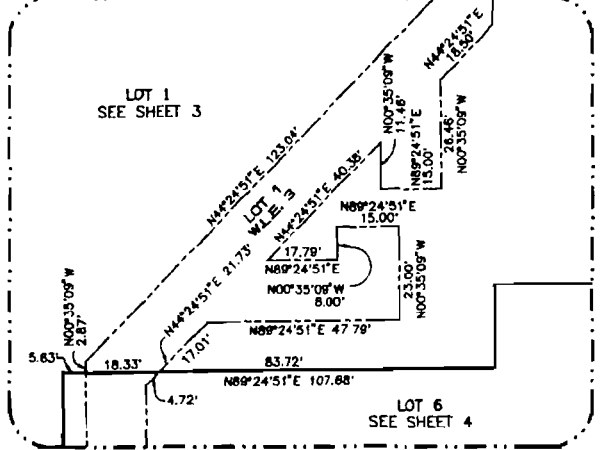
DETAIL A SCALE: 1"=40'



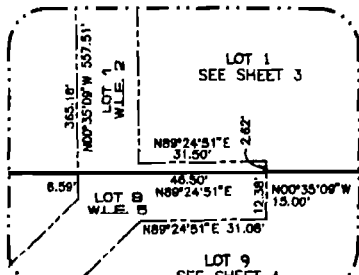
DETAIL B SCALE: 1"=40'



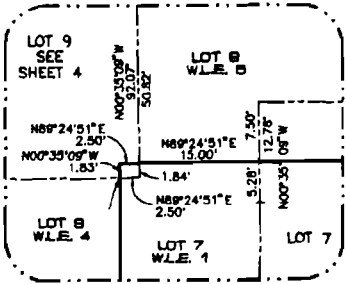
DETAIL C SCALE: 1"=20'



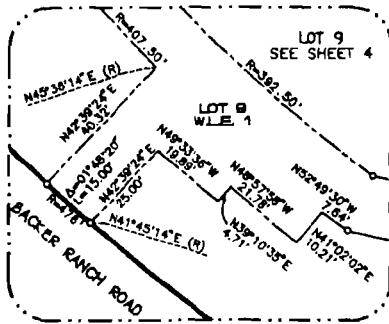
DETAIL D SCALE: 1"=20'



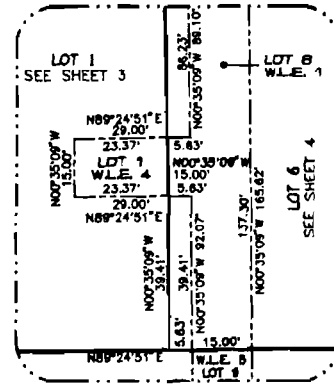
DETAIL E SCALE: 1"=20'



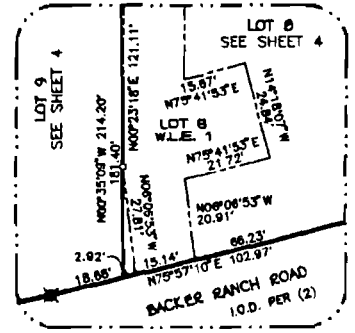
DETAIL F SCALE: 1"=10'



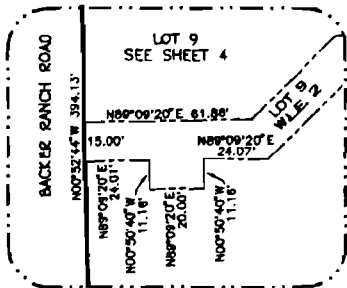
DETAIL G SCALE: 1"=20'



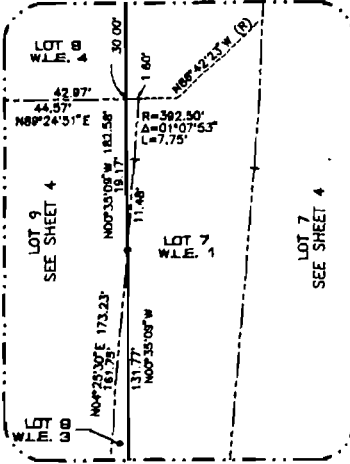
DETAIL H SCALE: 1"=20'



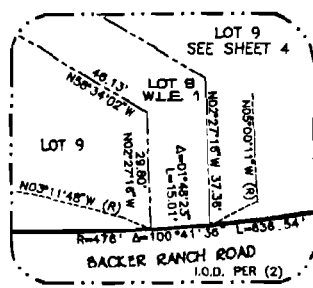
DETAIL I SCALE: 1"=20'



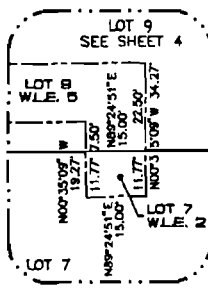
DETAIL J SCALE: 1"=30'



DETAIL K SCALE: 1"=10'



DETAIL L SCALE: 1"=20'



DETAIL M SCALE: 1"=20'



NOTE: W.L.E. DETAIL SHEET  
P.U.E., D.E. AND S.S.E. NOT  
SHOWN FOR CLARITY

SUBDIVISION NO. 01-228.1 OF  
**ELK GROVE COMMONS**

BEING EXHIBIT "A" RESULTANT PARCEL PER 20020213 O.R. 1900,  
A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 3,  
TOWNSHIP 8 NORTH, RANGE 5 EAST, MOUNT Diablo MERIDIAN.

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

**BLACKY & SOYBS**  
CIVIL ENGINEERS, INC.  
SACRAMENTO, CALIFORNIA  
(916) 444-8000

JUNE 2004

**EASEMENT NOTE**

SEE SHEETS 3, 4 AND 7 FOR WATER LINE EASEMENTS  
AND PUBLIC UTILITY - PEDESTRIAN EASEMENTS  
SEE SHEET 5 SANITARY SEWER EASEMENTS  
SEE SHEET 6 FOR DRAINAGE EASEMENTS

**EASEMENT KEY**

-  W.L.E. LOCATION
-  S.S.E. LOCATION
-  D.E. LOCATION

**REFERENCE DATA SHEET  
FOR GRAPHIC DISPLAY OF  
EASEMENT LOCATIONS**

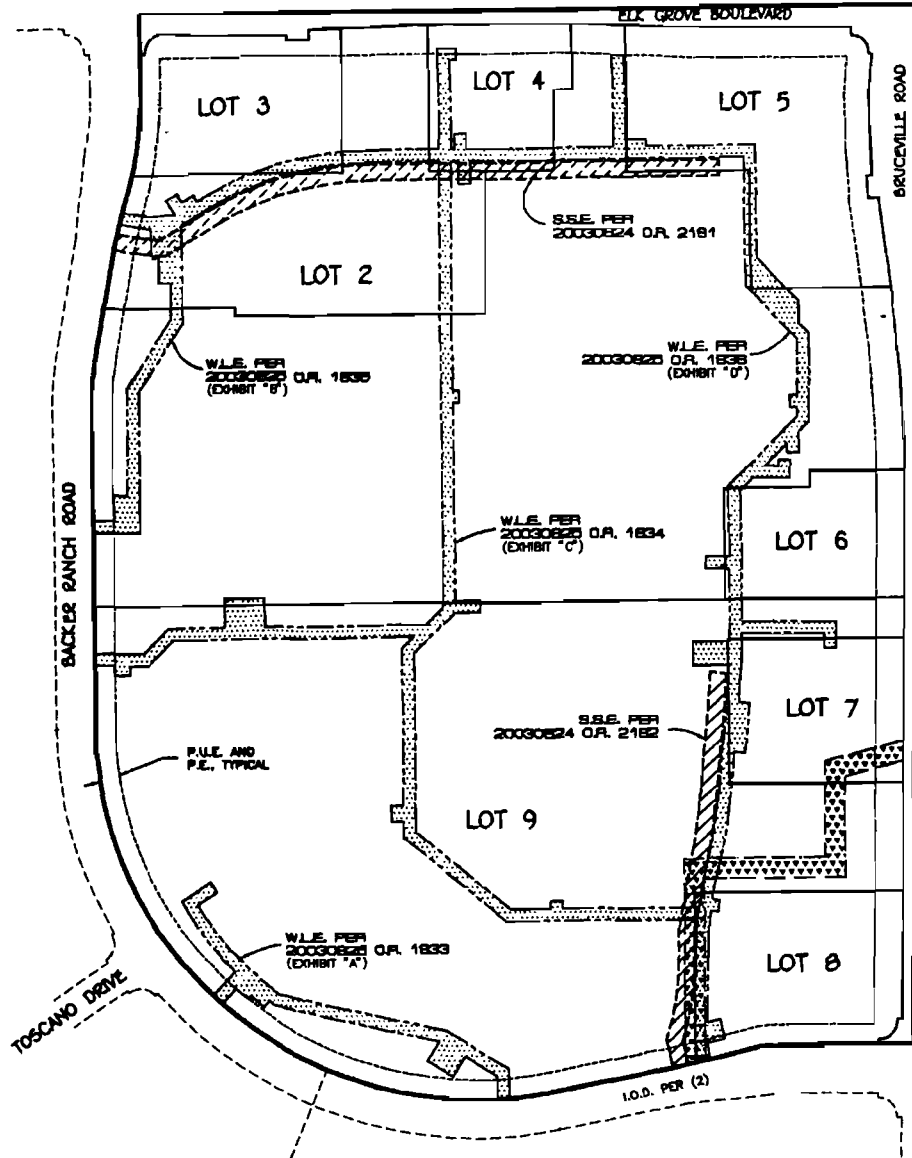
SUBDIVISION NO. 01-228.1 OF  
**ELK GROVE COMMONS**  
BEING EXHIBIT "A" RESULTANT PARCEL PER 20020213 O.R. 1900,  
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TOWNSHIP 8 NORTH, RANGE 3 EAST, MOUNT Diablo MERIDIAN,  
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA

**Black & Somp**  
CIVIL ENGINEERS, INC.  
SACRAMENTO, CALIFORNIA

MAY 2004

Sheet 8 of 8

7889-01



**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2004-160**

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

***I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on the 21<sup>st</sup> day of July 2004 by the following vote:***

**AYES 5:       COUNCILMEMBERS: Scherman, Soares, Briggs, Cooper, Leary**

**NOES 0:       COUNCILMEMBERS:**

**ABSTAIN 0: COUNCILMEMBERS:**

**ABSENT 0: COUNCILMEMBERS:**



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