

## RESOLUTION NO. 2023-194

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE FINAL MAP FOR POPPY MEADOWS, PHASE 1 EAST (SUBDIVISION NO. 10-020-04.01) AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

**WHEREAS**, the City of Elk Grove Planning Commission approved the Tentative Subdivision Map (TSM) for the Madeira South Subdivision Project on November 16, 2006, and subsequently approved amendments to the TSM conditions of approval in 2007, 2010, and 2018; and

**WHEREAS**, staff has reviewed the Final Map for Madeira South, Village 4, now known as Poppy Meadows, Phase 1 East (Subdivision No. 10-020-04.1) and finds it technically correct and that all applicable Final Map conditions of approval have been satisfied; and

**WHEREAS**, a Subdivision Improvement Agreement for the Final Map 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 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 Sacramento County Recorder after the filing of this map.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove hereby:

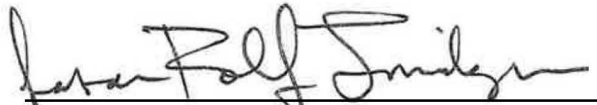
- 1) Finds the location and configuration of the lots to be created by the Final Map for Poppy Meadows, Phase 1 East (Subdivision No. 10-020-04.01) substantially comply with the previously-approved Tentative Subdivision Map; and
- 2) Finds the Final Map is statutorily exempt from the California Environmental 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) Pursuant to Government Code Section 66458, approves the Final Map for Poppy Meadows, Phase 1 East (Subdivision No. 10-020-04.01), a copy of which is hereby attached as Exhibit A and made part of this Resolution and directs the City Clerk to transmit the Final Map to the County Recorder of the County of Sacramento for filing; and
- 4) Authorizes the City Manager to execute the Subdivision Improvement Agreement by and between the City of Elk Grove and Beazer Homes Holdings LLC, in substantially the form presented.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 23<sup>rd</sup> day of August 2023



BOBBIE SINGH-ALLEN, 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 DOES HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP OF SUBDIVISION NO. 18-065.01, POPPY MEADOWS PHASE 1 EAST, AND THE OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE SIMPLE TO THE CITY OF ELK GROVE:

- LOTS B AND C.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF ELK GROVE AS EASEMENTS FOR PUBLIC PURPOSES:

- TO THE CITY OF ELK GROVE FOR PUBLIC USE ANADIA WAY, WILDCREST WAY, MORNINGDEW STREET, POPPY RIDGE CIRCLE, POPPY RIDGE ROAD, SEAHORSE WAY, TERRA FRANCA WAY, MEADOWLEAF COURT, AND MEADOWLEAF AVENUE WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, INCLUDING BUT NOT LIMITED TO EMERGENCY VEHICLE ACCESS, SEWER PIPES, STORM DRAIN PIPES, AND WATER PIPES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, SUBJECT TO IMPROVEMENT.
- 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 AVENUES, CIRCLES, COURTS, DRIVE, ROAD, STREETS AND WAYS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUE) AND LOT C IN ITS ENTIRETY.
- THE FOLLOWING IS A DEDICATION OF ACCESS RIGHTS: THE EXCLUSIVE RIGHT OF VEHICULAR INGRESS AND/OR EGRESS IS GRANTED TO THE CITY OF ELK GROVE ACROSS THE LOT LINES SHOWN HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHT LINE." (// // // //)

LOT A IS HEREBY RESERVED FOR FUTURE DEVELOPMENT.

THIS MAP SHOWS OR NOTES ALL EASEMENTS OF RECORD, WITHIN THE BOUNDARY LINES OF THE HEREIN EMBODIED MAP.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THIS STATEMENT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

AS OWNERS: KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 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 \_\_\_\_\_ )

ON \_\_\_\_\_, 2023, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ 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 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.

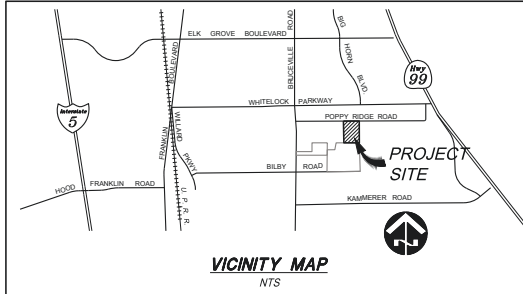
WITNESS MY HAND:  
 SIGNATURE: \_\_\_\_\_  
 PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
 PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_  
 COMMISSION EXPIRES: \_\_\_\_\_  
 COMMISSION # OF NOTARY: \_\_\_\_\_

SUBDIVISION NO. 10-020.04  
**POPPY MEADOWS PHASE 1 EAST**

BEING A SUBDIVISION OF RESULTANT PARCEL 6 PER CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NUMBER 201609201557, AND SUBSEQUENT GRANT DEED RECORDED AS DOCUMENT NUMBER 202207110061 SACRAMENTO COUNTY RECORDS

CITY OF ELK GROVE  
 SACRAMENTO COUNTY, CALIFORNIA

**Mackay & Somp**  
 ENGINEERS PLANNERS SURVEYORS  
 51428 FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0690  
 JUNE 2023



**OPTIONEE'S STATEMENT:**

BEAZER HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OPTIONEE AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED JULY 11, 2022, AS DOCUMENT NUMBER 202207110064, SACRAMENTO COUNTY RECORDS, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BEAZER HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ITS: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT:**

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STATE OF CALIFORNIA  
 COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_, 2023, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ 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 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:  
 SIGNATURE: \_\_\_\_\_  
 PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
 PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_  
 COMMISSION EXPIRES: \_\_\_\_\_  
 COMMISSION # OF NOTARY: \_\_\_\_\_

**CITY ENGINEER'S STATEMENT:**

I, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 18-065.01, POPPY MEADOWS PHASE 1 EAST, AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON JULY 19, 2018 AND ANY APPROVED ALTERATIONS THEREOF. THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

JEFFREY R. WERNER, CITY ENGINEER  
 CITY OF ELK GROVE, CALIFORNIA  
 RCE NO 79066

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 OF SUBDIVISION NO. 18-065.01, POPPY MEADOWS PHASE 1 EAST, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, ANADIA WAY, WILDCREST WAY, MORNINGDEW STREET, POPPY RIDGE CIRCLE, POPPY RIDGE ROAD, SEAHORSE WAY, TERRA FRANCA WAY, MEADOWLEAF COURT, AND MEADOWLEAF AVENUE FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS, ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS, ACCEPTED LOTS B AND C IN FEE SIMPLE ALL AS OFFERED HEREON AND IN ACCORDANCE WITH GOVERNMENT CODE 66434(a) AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE IRREVOCABLE OFFERS OF DEDICATION RECORDED IN DOCUMENT NUMBERS 202201070527 AND 202201070528 ARE HEREBY ABANDONED IN THEIR ENTIRETY.

JASON LINDGREN, CITY CLERK  
 CITY OF ELK GROVE, CALIFORNIA

DATE: \_\_\_\_\_



**RECORDER'S STATEMENT:**

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023 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

DOCUMENT NO. : \_\_\_\_\_

BY: \_\_\_\_\_  
 DEPUTY

FEE: \$ \_\_\_\_\_

**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 BEAZER HOMES IN AUGUST 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY POSITIONS INDICATED OR WILL BE SET IN THOSE POSITIONS WITHIN TWELVE MONTHS FROM RECORDATION OF THIS FINAL MAP, AND THE COMPLETION OF IMPROVEMENTS, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

TOTAL AREA OF THIS SUBDIVISION IS 20.12 ACRES, CONSISTING OF 51 RESIDENTIAL LOTS TOTALING 8.13 ACRES, 2 LANDSCAPE AND PARK LOTS TOTALING 1 ACRE, 1 LOTS FOR FUTURE DEVELOPMENT TOTALING 7.73 ACRES, AND STREET RIGHT OF WAY TOTALING 3.26 ACRES.

IAN BRUCE MACDONALD  
LS NO. 8817

DATED: \_\_\_\_\_, 2023



**CITY SURVEYOR'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 18-065.01, POPPY MEADOWS PHASE 1 EAST, AND FIND IT TO BE TECHNICALLY CORRECT.

JOCELYN L. LIMAS, CITY SURVEYOR  
LS NO. 9596

DATED: \_\_\_\_\_, 2023



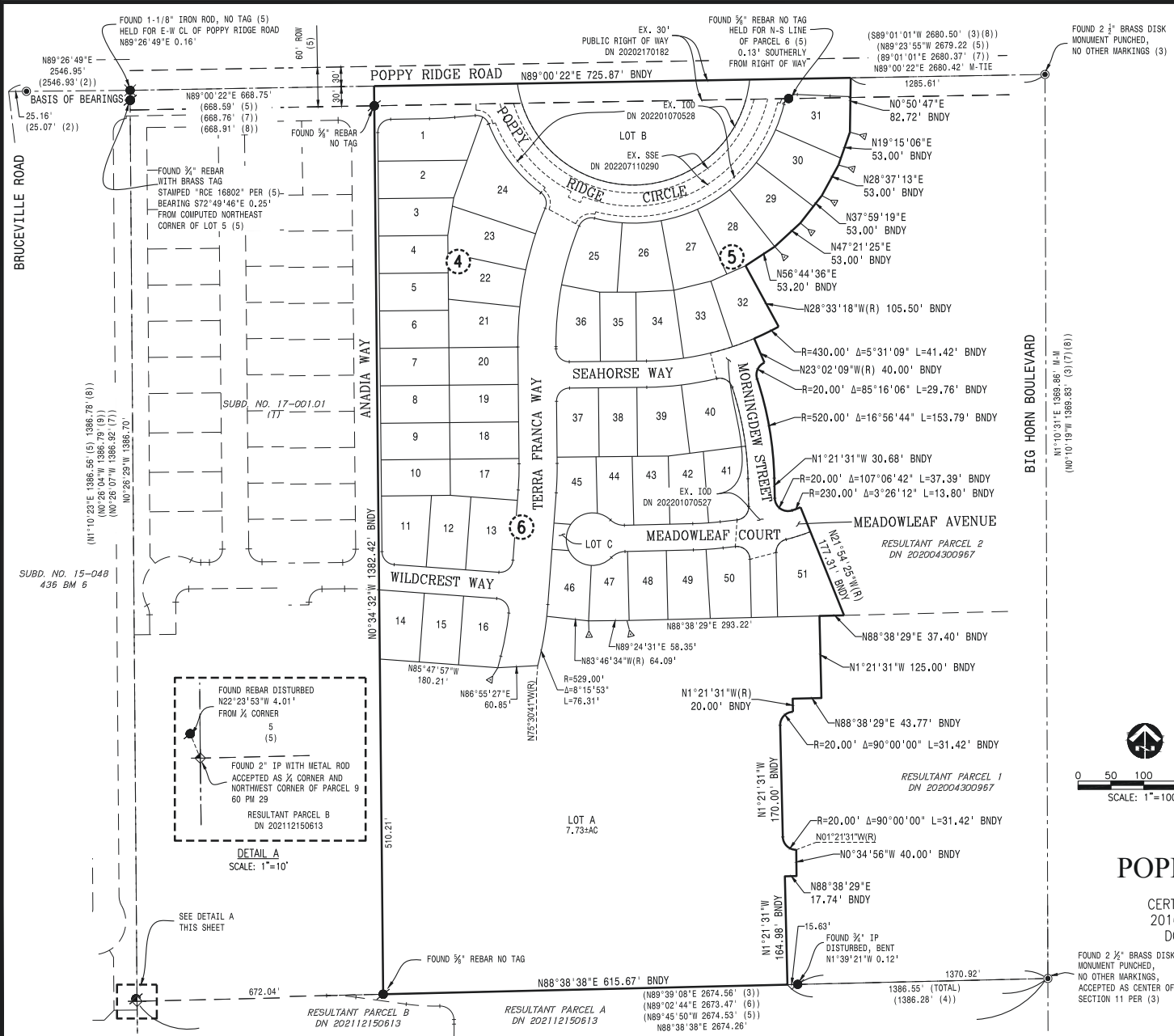
**SOILS REPORT NOTE:**

A GEOTECHNICAL REPORT, HAS BEEN PREPARED BY WALLACE KIJHL & ASSOCIATES, DATED MAY 26, 2022, WKA NO. 4630.220082.0000. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

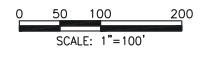
**EASEMENT NOTE:**

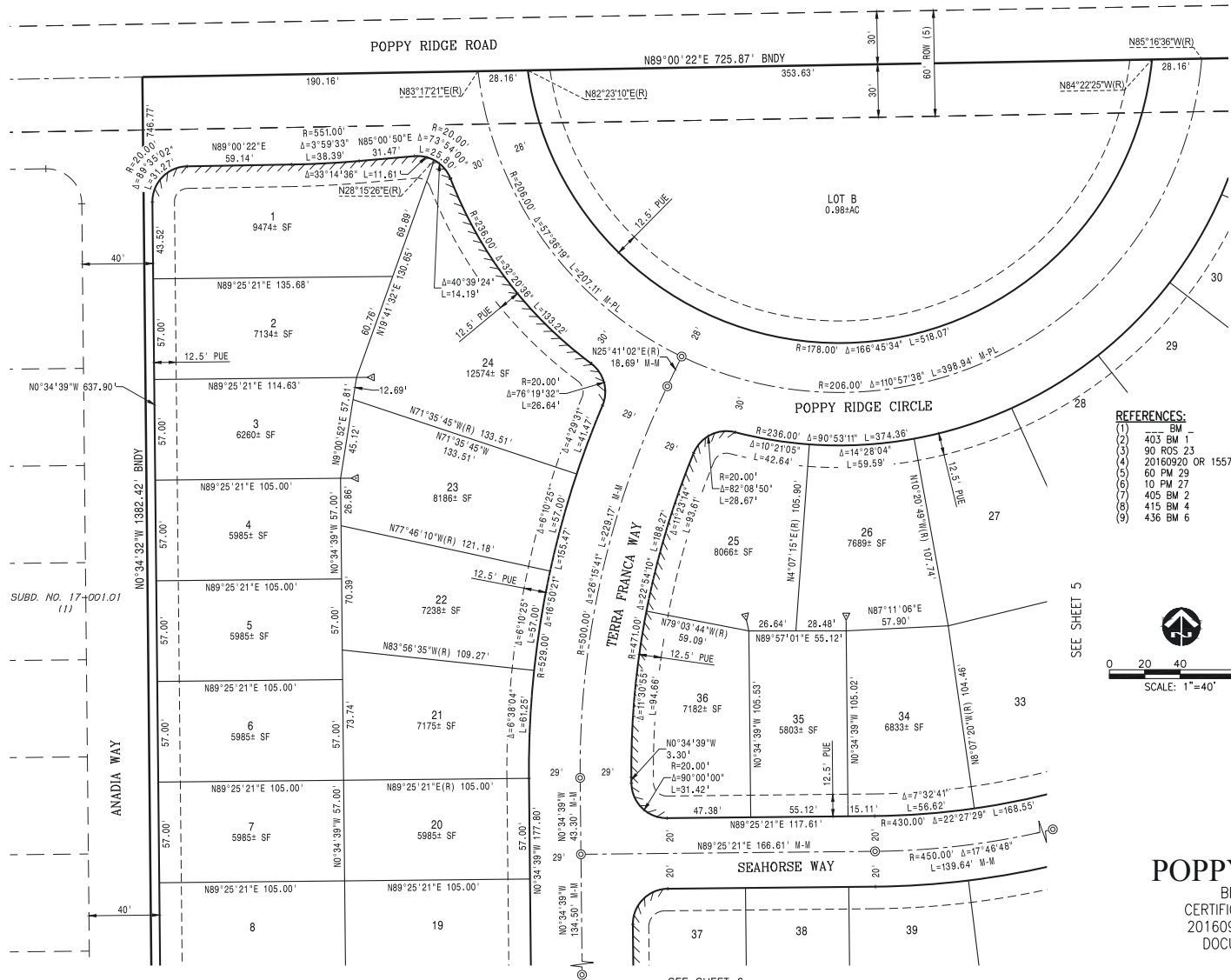
1. THE CONSTRUCTION EASEMENT AGREEMENT RECORDED AS INSTRUMENT NO. 202207110063, SACRAMENTO COUNTY RECORDS – THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
2. THE TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED AS INSTRUMENT NO. 202211290892, SACRAMENTO COUNTY RECORDS – THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

SUBDIVISION NO. 10-020.04  
**POPPY MEADOWS PHASE 1 EAST**  
 BEING A SUBDIVISION OF RESULTANT PARCEL 6 PER  
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 JUNE 2023



- LEGEND**
- BOUNDARY LINE
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  - EASEMENT LINE
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  - EXISTING EASEMENT LINE
  - MONUMENT LINE
  - RELINQUISHMENT OF ABUTTERS RIGHTS
  - SECTION LINE
  - FOUND 2 1/2\"/>
  - FOUND REBAR AS NOTED
  - FOUND MONUMENT AS NOTED
  - SET 2 1/2\"/>
  - 1/4 CORNER AS NOTED
  - ANGLE POINT
  - AC ACRES
  - BNY BOUNDARY
  - BM BOOK OF MAP
  - DN DOCUMENT NUMBER
  - PM PARCEL MAP
  - OR OFFICIAL RECORD
  - IP IRON PIPE
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  - PUE PUBLIC UTILITY EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - SNF SEARCH NOTHING FOUND
  - SF SQUARE FEET
  - (R) RADIAL BEARING
  - (T) TOTAL
- REFERENCES:**
- (1) 435 BM 1
  - (2) 403 BM 1
  - (3) 90 RS 23
  - (4) 20160920 OR 1557
  - (5) 60 PM 29
  - (6) 10 PM 27
  - (7) 405 BM 2
  - (8) 415 BM 4
  - (9) 436 BM 6
- NOTES:**
- ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF AND ARE GROUND DISTANCES. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
  - ALL FRONT LOT CORNERS WILL BE SET ON A 1.00 FOOT PROJECTION ON THE SIDEWALK WITH A 1\"/>
  - 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.
  - EACH LOT SHALL HAVE ONE DRIVEWAY. ADDITIONAL DRIVEWAYS REQUIRE APPROVAL FROM PUBLIC WORKS.
  - ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE DRIVE, WAYS, CIRCLE AND STREET SHOWN HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY, THEN THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.
- BASIS OF BEARINGS:**  
THE BEARING N89°26'49\"/>
- SUBDIVISION NO. 10-020.04  
**POPPY MEADOWS PHASE 1 EAST**  
BEING A SUBDIVISION OF RESULTANT PARCEL 6 PER  
CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NUMBER  
201609201557, AND SUBSEQUENT GRANT DEED RECORDED AS  
DOCUMENT NUMBER 202207110061 SACRAMENTO COUNTY  
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SACRAMENTO COUNTY, CALIFORNIA  
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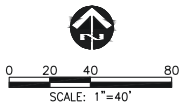




- LEGEND**
- BOUNDARY LINE
  - - - - LOT LINE/PARCEL LINE
  - · - · EASEMENT LINE
  - · - · EXISTING LOT RIGHT OF WAY LINE
  - · - · EXISTING EASEMENT LINE
  - · - · MONUMENT LINE
  - · - · RELINQUISHMENT OF ABUTTERS RIGHTS
  - · - · SECTION LINE
  - ⊙ FOUND 2" BRASS DISC IN MONUMENT WELL AS NOTED
  - ⊙ FOUND REBAR AS NOTED
  - ⊙ FOUND MONUMENT AS NOTED
  - ⊙ SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
  - ⊙ ¼ CORNER AS NOTED
  - ⊙ ANGLE POINT
  - AC ACRES
  - BNDY BOUNDARY
  - BM BOOK OF MAP
  - DN DOCUMENT NUMBER
  - PM PARCEL MAP
  - OR OFFICIAL RECORD
  - IP IRON PIPE
  - EX EXISTING
  - M MONUMENT
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- REFERENCES:**
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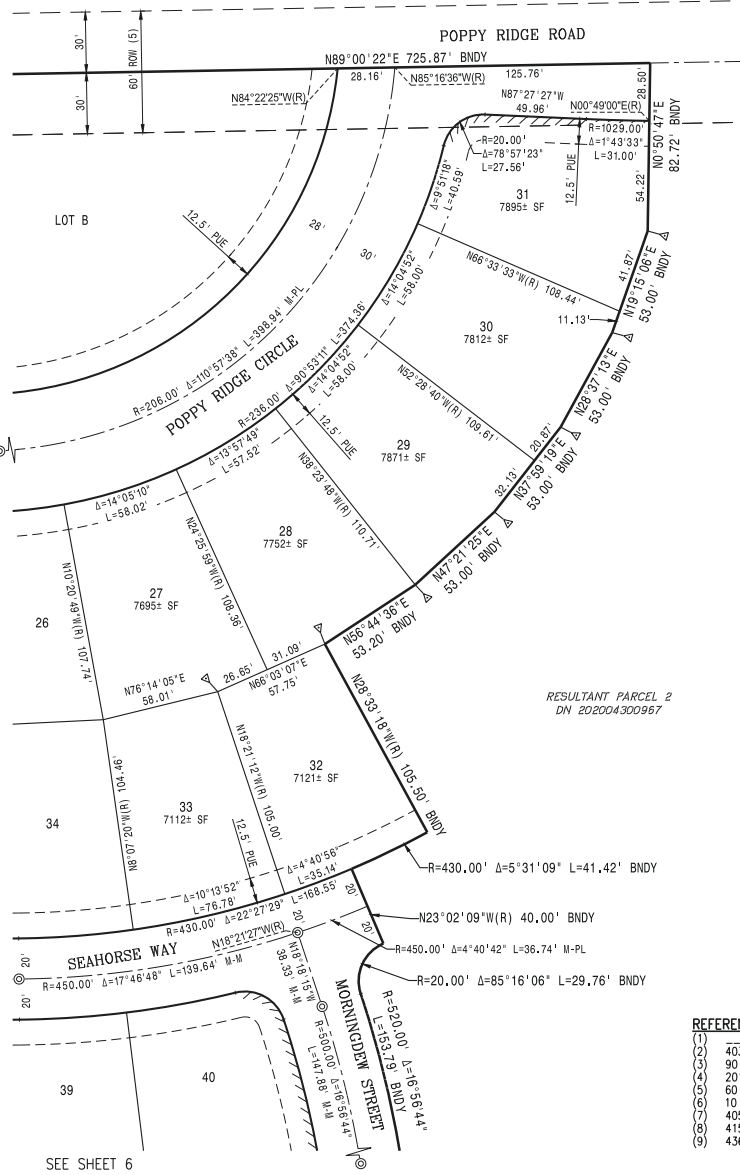
- NOTES:**
1. ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF AND ARE GROUND DISTANCES. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
  2. ALL FRONT LOT CORNERS WILL BE SET ON A 1.00 FOOT PROJECTION ON THE SIDEWALK WITH A 1" BRASS DISC STAMPED "LS 8817".
  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. EACH LOT SHALL HAVE ONE DRIVEWAY. ADDITIONAL DRIVEWAYS REQUIRE APPROVAL FROM PUBLIC WORKS.
  5. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE DRIVE, WAYS, CIRCLE AND STREET SHOWN HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY, THEN THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.



**BASIS OF BEARINGS:**  
 THE BEARING N89°26'49"W BETWEEN MONUMENTS IN POPPY RIDGE ROAD AS SHOWN ON SUBDIVISION NO. 10-059.01, RECORDED IN BOOK 403 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

SUBDIVISION NO. 10-020.04  
**POPPY MEADOWS PHASE 1 EAST**  
 BEING A SUBDIVISION OF RESULTANT PARCEL 6 PER  
 CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NUMBER  
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 51428 FRANKLIN DR. PLEASANTON, CA 94588 (925)222-5690



- LEGEND**
- BOUNDARY LINE
  - - - LOT LINE/PARCEL LINE
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  - (R) RADIAL BEARING
  - (T) TOTAL
  - ⑤ INDICATE SHEET NUMBER

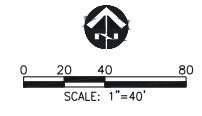
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**MACKAY & SOMPS**  
 ENGINEERS PLANNERS SURVEYORS  
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- REFERENCES:**
- BM
  - 403 BM 1
  - 90 ROS 23
  - 20160920 OR 1557
  - 60 PM 29
  - 10 PM 27
  - 405 BM 2
  - 415 BM 4
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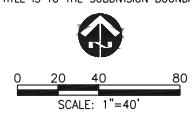
SEE SHEET 4 36 35 34 33

SEE SHEET 5

**LEGEND**

- BOUNDARY LINE
- - - LOT LINE/PARCEL LINE
- - - EASEMENT LINE
- - - EXISTING LOT RIGHT OF WAY LINE
- - - EXISTING EASEMENT LINE
- - - MONUMENT LINE
- - - RELINQUISHMENT OF ABUTTERS RIGHTS
- - - SECTION LINE
- FOUND 2" BRASS DISC IN MONUMENT WELL AS NOTED
- FOUND REBAR AS NOTED
- FOUND MONUMENT AS NOTED
- SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
- ⊙ ¼ CORNER AS NOTED
- ▲ ANGLE POINT
- AC ACRES
- BN BNDY
- BM BOOK OF MAP
- DN DOCUMENT NUMBER
- PM PARCEL MAP
- OR OFFICIAL RECORD
- IP IRON PIPE
- EX EXISTING
- M MONUMENT
- ML MONUMENT LINE
- PL PROPERTY LINE
- IOD IRREVOCABLE OFFER OF DEDICATION
- PUE PUBLIC UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT
- SNF SEARCH NOTING FOUND
- SF SQUARE FEET
- (R) RADIAL BEARING
- (T) TOTAL
- 5 INDICATE SHEET NUMBER

- NOTES:**
- ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF AND ARE GROUND DISTANCES. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
  - ALL FRONT LOT CORNERS WILL BE SET ON A 1.00 FOOT PROJECTION ON THE SIDEWALK WITH A 1" BRASS DISC STAMPED "LS 8817".
  - 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.
  - EACH LOT SHALL HAVE ONE DRIVEWAY. ADDITIONAL DRIVEWAYS REQUIRE APPROVAL FROM PUBLIC WORKS.
  - ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE DRIVE, WAYS, CIRCLE AND STREET SHOWN HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY, THEN THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.



RESULTANT PARCEL 1  
DN 202004300967

SUBDIVISION NO. 10-020.04  
**POPPY MEADOWS PHASE 1 EAST**  
BEING A SUBDIVISION OF RESULTANT PARCEL 6 PER  
CERTIFICATE OF COMPLIANCE RECORDED IN DOCUMENT NUMBER  
201609201557, AND SUBSEQUENT GRANT DEED RECORDED AS  
DOCUMENT NUMBER 202207110061 SACRAMENTO COUNTY

RECORDS  
CITY OF ELK GROVE  
SACRAMENTO COUNTY, CALIFORNIA

**MACKAY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS  
51428 FRANKLIN DR. PLEASANTON, CA 94588 (925)222-5699



**Curve Table**

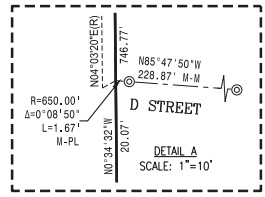
Curve #	Radius	Delta	Length
C1	30.00'	44°24'55"	23.26'
C2	30.00'	44°24'55"	23.26'
C3	480.00'	5°00'00"	41.89'
C4	480.00'	2°53'14"	24.19'
C5	480.00'	2°06'46"	17.70'
C6	520.00'	5°00'00"	45.38'
C7	520.00'	2°07'57"	19.35'
C8	520.00'	2°52'04"	26.03'
C9	40.00'	60°00'00"	41.89'
C10	500.00'	5°00'00"	43.63'

**Line Table**

Line #	Bearing	Length
L1	N83°38'29"E	16.78'
L2	N83°38'29"E	25.78'
L3	N85°43'30"W	25.79'
L4	N85°43'30"W	25.78'

**BASIS OF BEARINGS:**  
THE BEARING N89°26'49"W BETWEEN MONUMENTS IN POPPY RIDGE ROAD AS SHOWN ON SUBDIVISION NO. 10-059.01, RECORDED IN BOOK 403 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

- REFERENCES:**
- (1) — BM 1
  - (2) 403 BM 1
  - (3) 90 ROS 23
  - (4) 20160920 OR 1557
  - (5) 60 PM 29
  - (6) 10 PM 27
  - (7) 405 BM 2
  - (8) 415 BM 4
  - (9) 436 BM 6





**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2023-194**

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 August 23, 2023 by the following vote:*

**AYES:**            **COUNCILMEMBERS:**        *Singh-Allen, Spease, Brewer, Robles, Suen*

**NOES:**           **COUNCILMEMBERS:**        *None*

**ABSTAIN:**       **COUNCILMEMBERS:**        *None*

**ABSENT:**        **COUNCILMEMBERS:**        *None*

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