

RESOLUTION NO. 2023-252

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAP FOR SHELDON PARK ESTATES, UNIT 3
(SUBDIVISION NO. 13-016.3) AND AUTHORIZING THE CITY MANAGER TO
EXECUTE THE WARRANTY AGREEMENT WITH CAPITOL REALTORS, INC.
PROFIT SHARING PLAN (CEQA EXEMPT)**

WHEREAS, the City of Elk Grove City Council approved a Tentative Subdivision Map for the Sheldon Park Estates Project (EG-13-016) on May 28, 2014; and

WHEREAS, staff has reviewed the Final Map for Sheldon Park Estates, Unit 3 (Subdivision No. 13-016.03) and finds it technically correct and that all applicable Final Map conditions of approval have been satisfied; and

WHEREAS, a Warranty Agreement for the Final Map has been approved by the City Attorney and cash security has been posted to the City for the warranty 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:

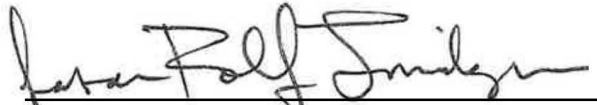
- 1) Finds the location and configuration of the lots to be created by the Final Map for Sheldon Park Estates, Unit 3 (Subdivision No. 13-016.03) substantially comply with the previously-approved Tentative Subdivision Map; and
- 2) Finds the Final Map is statutorily exempt from the California Environmental 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 Sheldon Park Estates, Unit 3 (Subdivision No. 13-016.03), 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 Warranty Agreement by and between the City of Elk Grove and Capitol Realtors, Inc. Profit Sharing Plan, in substantially the form presented.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 25th day of October 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 HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP SUBDIVISION NO. 13-016.02, SHELDON PARK ESTATES NORTH - UNIT 3 AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

THE FOLLOWING ARE DEDICATED AS EASEMENTS:

TO THE CITY OF ELK GROVE FOR PUBLIC USE EVIAN COURT WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

EASEMENT FOR PUBLIC UTILITY PURPOSES FOR THE INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND 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 TWENTY FIVE FEET IN WIDTH LYING ADJACENT TO PUBLIC STREETS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.).

A RIGHT OF WAY AND DRAINAGE EASEMENT TO THE CITY OF ELK GROVE FOR THE PURPOSE OF DIGGING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, AND FOREVER MAINTAINING THEREON 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.).

A RIGHT OF WAY AND CREEK MAINTENANCE EASEMENT TO THE CITY OF ELK GROVE FOR THE PURPOSE OF DIGGING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, AND FOREVER MAINTAINING THEREON A SERVICE ROAD FOR ACCESS AND MAINTENANCE OF LAGUNA CREEK, TOGETHER WITH THE SPOIL BANKS AND APPURTENANT STRUCTURES THEREOF OVER THAT CERTAIN REAL PROPERTY SHOWN HEREON AND DESIGNATED "CREEK MAINTENANCE EASEMENT".

AN EASEMENT FOR A 100 YEAR FLOOD PLAIN IS HEREBY DEDICATED TO THE CITY OF ELK GROVE FOR THE RIGHT TO RESTRICT THE CONSTRUCTION OF BUILDINGS OR OTHER STRUCTURES, AND OTHER PHYSICAL IMPROVEMENTS OTHER THAN BUILDING OPEN STYLE FENCING TO ALLOW THE PASSAGE OF WATER IN THOSE AREAS DESIGNATED "100 YEAR FLOOD PLAIN EASEMENT".

THE FOLLOWING IS A DEDICATION OF BUILDING RESTRICTIONS:

WE HEREBY DEDICATE TO THE CITY OF ELK GROVE THE RIGHT TO RESTRICT THE CONSTRUCTION OF BUILDINGS OR OTHER STRUCTURES INCLUDING BUT NOT LIMITED TO POOLS, SPAS, PLAY EQUIPMENT, DECKS, PATIOS, AND OTHER PHYSICAL IMPROVEMENTS OTHER THAN BUILDING FENCING IN THOSE AREAS DESIGNATED WETLANDS CONSERVATION OPEN SPACE.

CAPITOL REALTORS, INC., PROFIT SHARING PLAN, OWNER.

BY _____ BY _____

PRINT NAME AND TITLE PRINT NAME AND TITLE

NOTARY ACKNOWLEDGEMENT

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 _____, BEFORE ME _____, A NOTARY PUBLIC
DATE HERE INSERT NAME AND TITLE OF THE OFFICER

PERSONALLY APPEARED _____
NAME(S) OF SIGNER(S)

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 PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

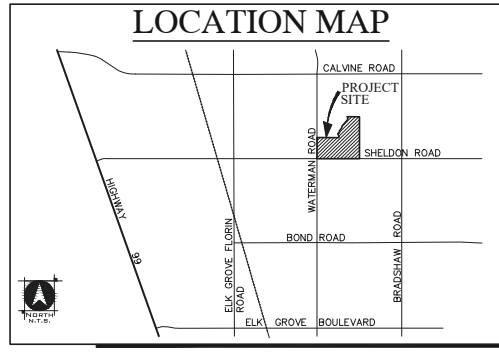
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ PRINTED NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS _____

MY COMMISSION EXPIRES _____



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTH SECTION LINE OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 6 EAST, M. D. B. & M. AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 50 OF PARCEL MAPS AT PAGE 32 AND BEING SHOWN AS SOUTH 89° 33' 26" EAST.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHLE & ASSOCIATES, INC., FILE NO. WKA NO. 7986.02, DATED MARCH 21, 2008. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

ENGINEER'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 CAPITOL REALTORS INC. PROFIT SHARING PLAN ON JULY 2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JANUARY 2023, 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 19.0842 +/- ACRES, CONSISTING OF 9 RESIDENTIAL LOTS TOTALING 14.2677 +/- NET ACRES, AND 4.8065 +/- ACRES OF WETLANDS CONSERVATION OPEN SPACE.

DATED _____

TERRY A. ROSE
RCE 21640 EXP. 09-30-2023



SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 13-016.02 OF SHELDON PARK ESTATES NORTH - UNIT 3 AND FIND THAT IT TO BE TECHNICALLY CORRECT.

JOCELYN L. LIMAS L.S. NO. 9596
REGISTRATION EXPIRES 03-31-2025



DATE: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 13-016.02 OF SHELDON PARK ESTATES NORTH - UNIT 3 AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON MAY 28, 2014, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE _____



JEFFERY R. WERNER
CITY ENGINEER, CITY OF ELK GROVE
R.C.E. NO. 79066
REGISTRATION EXPIRES: 03-31-24

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. 13-016.03, SHELDON PARK ESTATES NORTH - UNIT 3, AND ACCEPTED, SUBJECT TO IMPROVEMENT EVIAN COURT FOR PUBLIC STREET PURPOSES, AND ACCEPTED THE EASEMENTS FOR PUBLIC UTILITY PURPOSES, DRAINAGE PURPOSES, AND CREEK MAINTENANCE PURPOSES AND 100 YEAR FLOOD PLAIN, ALL AS OFFERED HEREON AND DID ACCEPT THE DEDICATION OF THE BUILDING RESTRICTION RIGHTS AND THE INGRESS AND / OR EGRESS RIGHTS BOTH AS OFFERED HEREON.

DATE _____



JASON LINDGREN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2023, AT _____ M.

IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF TASK ENGINEERING, 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 _____ FEE: _____
DEPUTY

SUBDIVISION NO. 13-016.03
SHELDON PARK ESTATES NORTH - UNIT 3
A PORTION OF THE SOUTHWEST ONE-QUARTER
OF SECTION 20, TOWNSHIP 7 NORTH,
RANGE 6 EAST, M.D.B. & M. AND BEING ALL OF REMAINDER PARCEL 2 AS
SHOWN ON THE MAP OF SHELDON PARK ESTATES NORTH - UNIT 2 FILED IN
BOOK 407 OF MAPS AT PAGE 5, O.R.S.C.
CITY OF ELK GROVE STATE OF CALIFORNIA
SEPTEMBER, 2023
TASK ENGINEERING, INC.
Sheet 1 of 4
SEE SHEET 2 FOR THE LEGEND AND FOR THE MONUMENTS

LEGEND:

-FOUND MONUMENT AS DESCRIBED
-FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED R.C.E. 21640
-FOUND MONUMENT WELL WITH 2" BRASS DISK STAMPED R.C.E. 21640
-SET MONUMENT WELL WITH 2" BRASS DISK STAMPED R.C.E. 21640
-SET 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED R.C.E. 21640
- (R)RADIAL
- (R₁)RECORD PER 20110401-535 & BK 7404-19 PG 799 OFFICIAL RECORDS
- (R₂)RECORD PER BK 7404-19 PG 803 OFFICAL RECORDS
- (R₃)RECORD PER 160 PM 11
- (R₄)RECORD PER 159 BM 8
- (R₅)RECORD PER 20150721-1498 OFFICIAL RECORDS
- (R₆)RECORD PER 50 PM 32 & 28 PM 18
- PMPARCEL MAP
- PGPAGE
- OROFFICIAL RECORDS
- BKBOOK
- BLABOUNDARY LINE ADJUSTMENT
- GAGROSS AREA IN ACRES TO CENTERLINE OF ROAD
- NANET AREA IN ACRES
- SQ. FT. SQUARE FEET
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- OAOVERALL CURVE
-NO INGRESS AND EGRESS
- F.P.E. 100 YEAR FLOOD PLAIN EASEMENT
- C.M.E. CREEK MAINTENANCE EASEMENT

SIGNATURE OMISSION STATEMENT:

PURSUANT TO SECTION 66436(a)(3)(A)-(viii) OF THE SUBDIVISION MAP ACT THE FOLLOWING EASEMENT HOLDERS BY LISTED DEEDS HAVE BEEN OMITTED AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY:

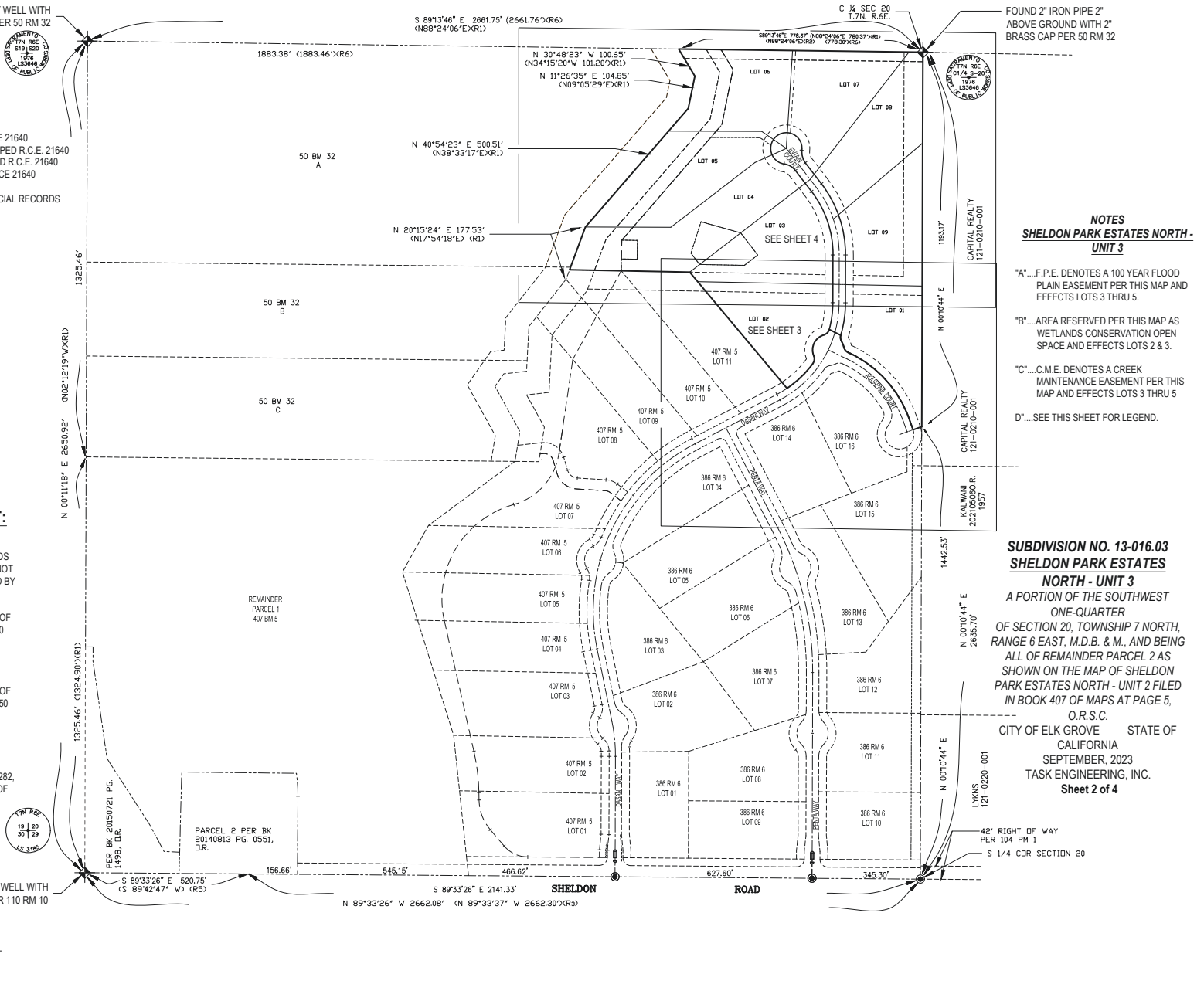
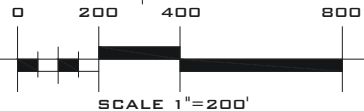
CITY OF ELK GROVE SUCCESSOR IN INTEREST TO THE COUNTY OF SACRAMENTO BY INCORPORATION EASEMENT HOLDER FOR A 60 FOOT WIDE DRAINAGE CANAL, DITCH, OR PIPELINE EASEMENT RECORDED IN BOOK 740419 PAGE 803, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

CITY OF ELK GROVE SUCCESSOR IN INTEREST TO THE COUNTY OF SACRAMENTO BY INCORPORATION EASEMENT HOLDER FOR A 150 FOOT WIDE DRAINAGE CANAL, DITCH, OR PIPELINE EASEMENT RECORDED IN BOOK 740419 PAGE 799, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

PACIFIC BELL WIRELESS EASEMENT HOLDER FOR ACCESS PURPOSES BY DOCUMENT RECORDED IN BOOK 20020201 PAGE 282, OFFICIAL RECORDS OF SACRAMENTO COUNTY. THE LOCATION OF SAID EASEMENT IS INDETERMINATE IN NATURE.



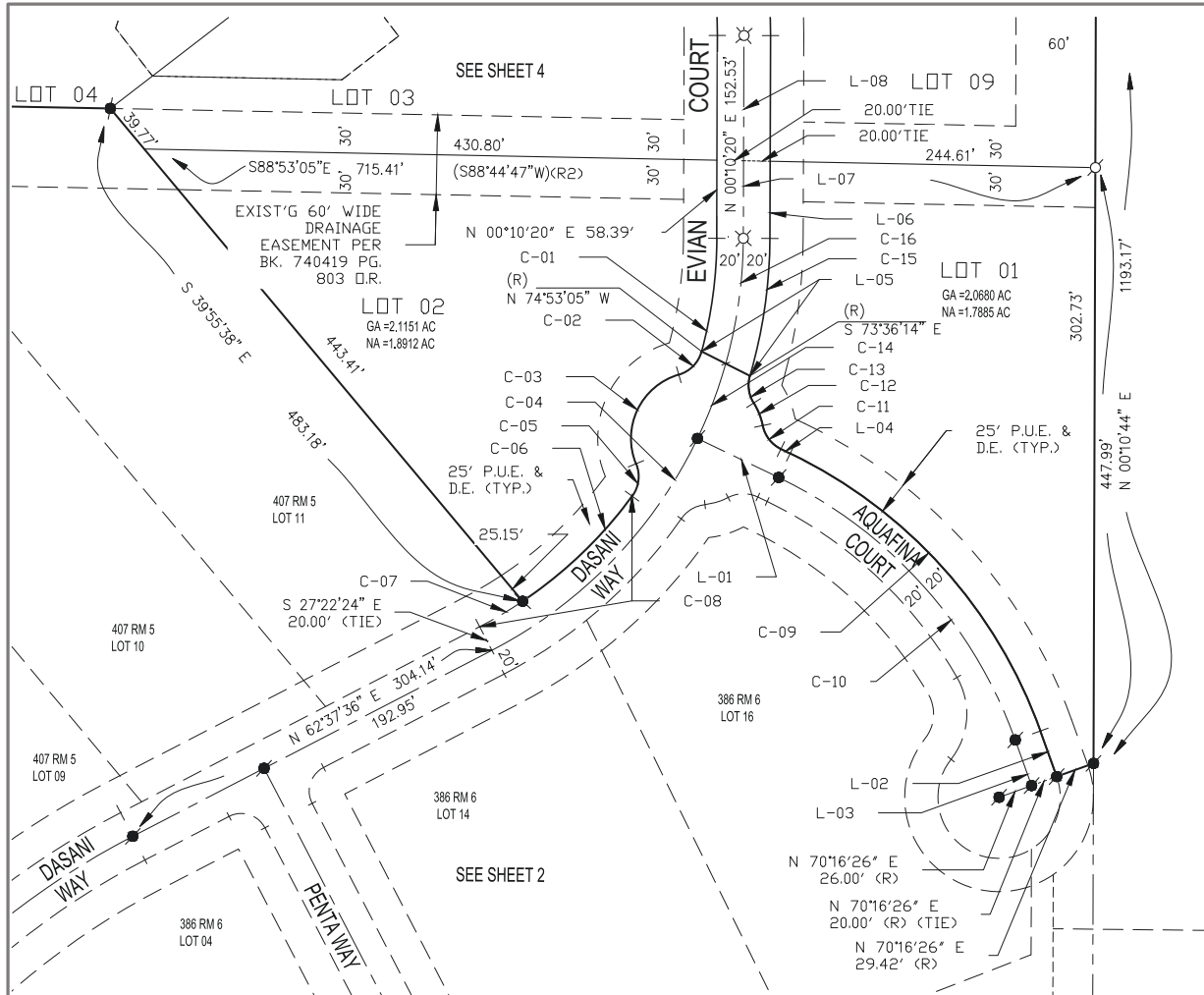
FOUND MONUMENT WELL WITH 2" BRASS CAP PER 110 RM 10



NOTES
SHELDON PARK ESTATES NORTH - UNIT 3

- "A" ... F.P.E. DENOTES A 100 YEAR FLOOD PLAIN EASEMENT PER THIS MAP AND EFFECTS LOTS 3 THRU 5.
- "B" ... AREA RESERVED PER THIS MAP AS WETLANDS CONSERVATION OPEN SPACE AND EFFECTS LOTS 2 & 3.
- "C" ... C.M.E. DENOTES A CREEK MAINTENANCE EASEMENT PER THIS MAP AND EFFECTS LOTS 3 THRU 5
- "D" ... SEE THIS SHEET FOR LEGEND.

SUBDIVISION NO. 13-016.03
SHELDON PARK ESTATES
NORTH - UNIT 3
 A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 6 EAST, M.D.B. & M., AND BEING ALL OF REMAINDER PARCEL 2 AS SHOWN ON THE MAP OF SHELDON PARK ESTATES NORTH - UNIT 2 FILED IN BOOK 407 OF MAPS AT PAGE 5, O.R.S.C. CITY OF ELK GROVE STATE OF CALIFORNIA SEPTEMBER, 2023 TASK ENGINEERING, INC. **Sheet 2 of 4**



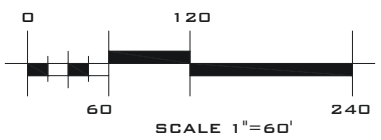
CURVE DATA				
CURVE NO.	RADIUS	DELTA	ARC LENGTH	RADIAL BEARING
C-01	330.00'	Δ=14°56'35"	86.07'	S74°53'05"E
C-02	25.00'	Δ=58°34'47"	25.56'	S74°53'05"E
C-03	50.00'	Δ=96°05'10"	83.85'	N16°18'18"W
C-04	350.00'	Δ=36°58'29"	225.87'	
C-05	25.00'	Δ=58°34'47"	25.56'	
C-06	330.00'	Δ=19°54'52"	114.70'	
C-07	330.00'	Δ=06°31'25"	37.57'	
C-08	330.00'	Δ=26°28'17"	152.27'	
C-09	370.00'	Δ=44°37'19"	288.16'	N70°16'26"E
C-10	350.00'	Δ=44°37'19"	272.58'	N70°16'26"E
C-11	25.00'	Δ=53°07'49"	23.18'	
C-12	50.00'	Δ=21°01'41"	18.35'	
C-13	25.00'	Δ=48°38'31"	21.22'	N73°36'14"W
C-14	350.00'	Δ=09°51'32"	60.22'	S64°20'53"E
C-15	370.00'	Δ=16°13'26"	104.77'	S73°36'14"E
C-16	350.00'	Δ=15°37'15"	95.42'	S89°49'40"E

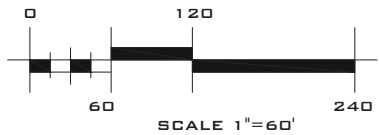
LINE DATA		
LINE NO.	LENGTH	BEARING
L-01	67.75'	N64°20'53"W
L-02	36.40'	N19°43'34"W
L-03	36.40'	N19°43'34"W
L-04	7.75'	N64°20'53"W
L-05	40.76'	N63°10'34"W
L-06	58.06'	N00°10'20"E
L-07	58.39'	N00°10'20"E
L-08	93.81'	N00°10'20"E

NOTES SHELDON PARK ESTATES NORTH - UNIT 3

- "A"....F.P.E. DENOTES OF A 100 YEAR FLOOD PLAIN EASEMENT PER THIS MAP AND EFFECTS LOTS 1 THRU 7.
- "B"....AREA RESERVED PER THIS MAP AS WETLANDS CONSERVATION OPEN SPACE AND EFFECTS LOTS 2 AND 3 PER THIS MAP.
- "C"....C.M.E. DENOTES A CREEK MAINTENANCE EASEMENT PER 407 RM 05 AND EFFECTS LOTS 4 THRU 6
- "D"....SEE SHEET 2 FOR LEGEND.

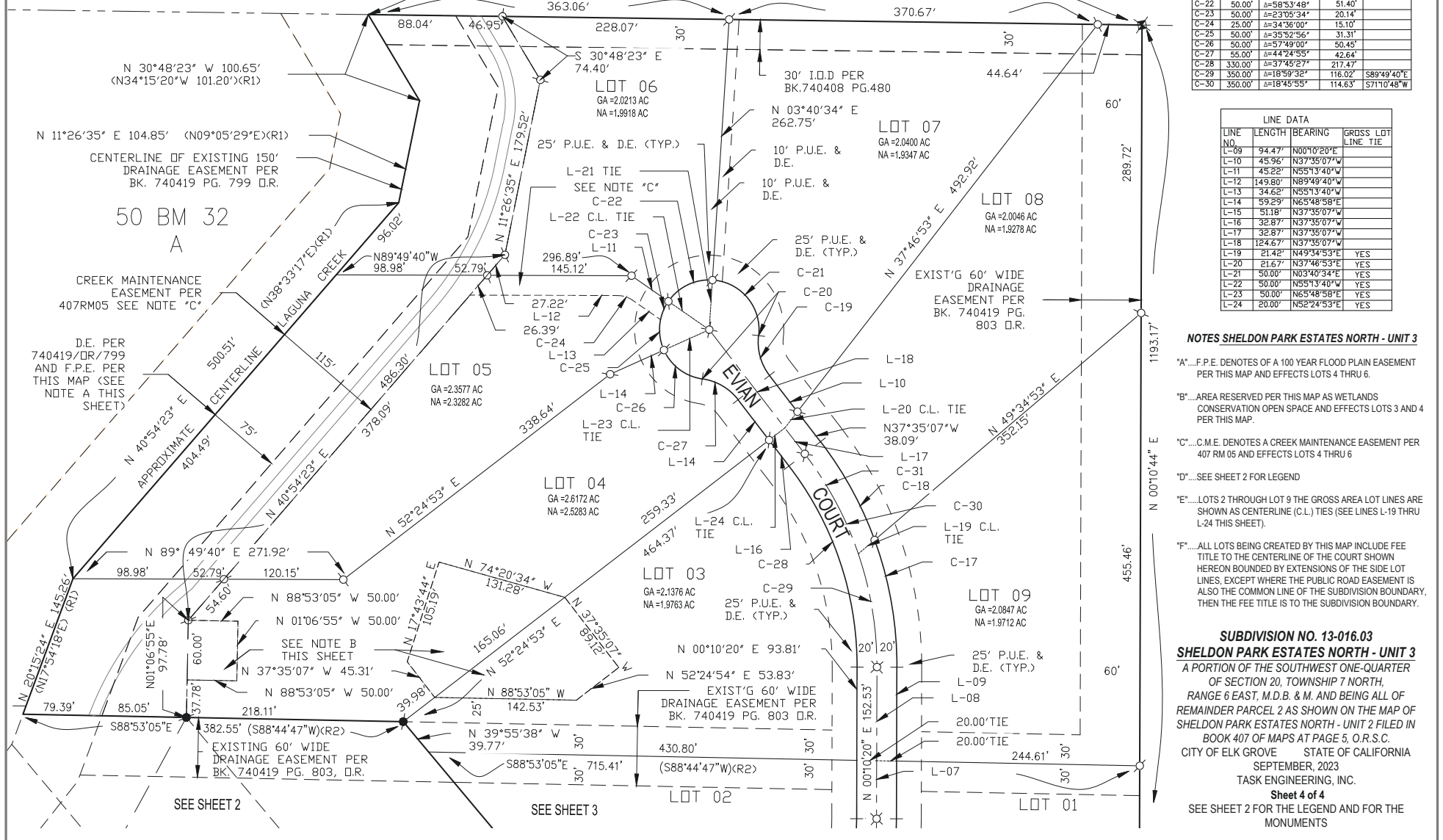
SUBDIVISION NO. 13-016.03
SHELDON PARK ESTATES NORTH - UNIT 3
 A PORTION OF THE SOUTHWEST ONE-QUARTER
 OF SECTION 20, TOWNSHIP 7 NORTH,
 RANGE 6 EAST, M.D.B. & M. AND BEING ALL OF REMAINDER
 PARCEL 2 AS SHOWN ON THE MAP OF SHELDON PARK ESTATES
 NORTH - UNIT 2 FILED IN BOOK 407 OF MAPS AT PAGE 5, O.R.S.C.
 CITY OF ELK GROVE STATE OF CALIFORNIA
 SEPTEMBER, 2023
 TASK ENGINEERING, INC.
Sheet 3 of 4
 SEE SHEET 2 FOR THE LEGEND AND FOR THE MONUMENTS





ZHANG
20100226 O.R. 0925

S89°13'46"E 778.37' (N88°24'06"E 780.37')(R1)
(N88°24'06"E)(R2) (778.30')(R6)



CURVE DATA				
CURVE NO.	RADIUS	DELTA	ARC LENGTH	RADIAL BEARING
C-17	370.00'	Δ=16°28'24"	106.38'	
C-18	370.00'	Δ=12°37'38"	80.47'	
C-19	55.00'	Δ=44°24'56"	42.64'	
C-20	50.00'	Δ=91°10'09"	234.60'	
C-21	50.00'	Δ=93°09'15"	81.29'	
C-22	50.00'	Δ=58°53'48"	51.40'	
C-23	50.00'	Δ=23°05'34"	20.14'	
C-24	25.00'	Δ=94°36'00"	15.10'	
C-25	50.00'	Δ=35°52'56"	31.31'	
C-26	50.00'	Δ=57°49'00"	50.45'	
C-27	55.00'	Δ=44°24'55"	42.64'	
C-28	330.00'	Δ=37°45'27"	217.47'	
C-29	350.00'	Δ=18°59'32"	116.02'	S89°49'40"E
C-30	350.00'	Δ=18°45'55"	114.63'	S71°10'48"W

LINE DATA			
LINE NO.	LENGTH	BEARING	GROSS LOT LINE TIE
L-09	94.47'	N00°10'20"E	
L-10	45.96'	N37°35'07"W	
L-11	45.22'	N55°13'40"W	
L-12	149.80'	N89°49'40"W	
L-13	34.62'	N55°13'40"W	
L-14	59.29'	N65°48'58"E	
L-15	51.18'	N37°35'07"W	
L-16	32.87'	N37°35'07"W	
L-17	32.87'	N37°35'07"W	
L-18	124.67'	N37°35'07"W	
L-19	21.42'	N49°34'53"E	YES
L-20	21.67'	N37°46'53"E	YES
L-21	50.00'	N03°40'34"E	YES
L-22	50.00'	N55°13'40"W	YES
L-23	50.00'	N65°48'58"E	YES
L-24	20.00'	N52°24'53"E	YES

NOTES SHELDON PARK ESTATES NORTH - UNIT 3

- "A"... F.P.E. DENOTES OF A 100 YEAR FLOOD PLAIN EASEMENT PER THIS MAP AND EFFECTS LOTS 4 THRU 6.
- "B"... AREA RESERVED PER THIS MAP AS WETLANDS CONSERVATION OPEN SPACE AND EFFECTS LOTS 3 AND 4 PER THIS MAP.
- "C"... C.M.E. DENOTES A CREEK MAINTENANCE EASEMENT PER 407 RM 05 AND EFFECTS LOTS 4 THRU 6
- "D"... SEE SHEET 2 FOR LEGEND
- "E"... LOTS 2 THROUGH LOT 9 THE GROSS AREA LOT LINES ARE SHOWN AS CENTERLINE (C.L.) TIES (SEE LINES L-19 THRU L-24 THIS SHEET).
- "F"... ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE COURT SHOWN HEREON BOUNDED BY EXTENSIONS OF THE SIDE LOT LINES, EXCEPT WHERE THE PUBLIC ROAD EASEMENT IS ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY, THEN THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.

**SUBDIVISION NO. 13-016.03
SHELDON PARK ESTATES NORTH - UNIT 3**

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 6 EAST, M.D.B. & M. AND BEING ALL OF REINAIDER PARCEL 2 AS SHOWN ON THE MAP OF SHELDON PARK ESTATES NORTH - UNIT 2 FILED IN BOOK 407 OF MAPS AT PAGE 5, O.R.S.C. CITY OF ELK GROVE STATE OF CALIFORNIA SEPTEMBER, 2023 TASK ENGINEERING, INC.

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2023-252

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

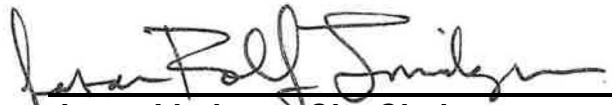
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on October 25, 2023 by the following vote:

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

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Brewer



Jason Lindgren, City Clerk
City of Elk Grove, California