## RESOLUTION NO. 2006-301

## A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE GROVE AT LAGUNA RIDGE VILLAGE 2A FINAL MAP (SUBDIVISION NO. 04-764.02A) AND EXECUTING THE SUBDIVISION IMPROVEMENT AGREEMENT

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 Subdivision Map, a copy of which is hereby attached and made a part of this Resolution; submitted at the Elk Grove City Council meeting in connection with CORINTHIAN HOMES (LAGUNA RIDGE), L.P., A CALIFORNIA LIMITED PARTNERSHIP and the subdivision designated as The Grove at Laguna Ridge Village 2A (Subdivision No. 04-764.02A).

BE IT FURTHER RESOLVED AND ORDERED that the City Council of the City of Elk Grove hereby approves a Subdivision Improvement Agreement and that the Mayor is hereby authorized and directed to execute a Subdivision Improvement Agreement on behalf of the City of Elk Grove in connection with the above identified subdivision in the form hereto attached, and for all matters incidental thereto, and to do and perform everything necessary to carry out the purpose of this resolution.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 13<sup>th</sup> day of December 2006.

SOPHIA SCHERMAN, MAYOR PRO TEM

of the CITY OF ELK GROVE

APPRÓVED AS TO FORM:

ATTEST:

PEGGY E. JACKSON, CITY CLERK

ANTHONY B. MANZANETTI.

CITY ATTORNEY

#### OWNER'S STATEMENT

THE JINDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO AVY AND ALL PUBLIC USES, UPON COMPLETON OF IMPROVMENTS, THE PUBLIC BRUCEFULE ROAD, CIRCLE, COURT. DRIVES, AND WAYS SHOWN HEREON WITHIN THESE BOUNDARIES AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES EASEMENTS FOR THE FOLLOWING SPECIFIC PURPOSES

- EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELNERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTEMNCES PERTAINING THEREIO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER UNDER AND ACROSS STRIPS OF LAND FIVE (5) FEET IN WIDTH. LYING CONTIQUOUS TO THE RIGHTS—OF—MAY DELIVEATED ABOVE AND SHOWN HEREON THE LOCATION TO BE DETERMINED BY THE U.S. POSTAL SERVICE WITH "HE FUTURE PLACEMENT OF MAIL DELIVERY BOXES.
- EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLLERS, 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, UNIDER AND AGROSS THOSE STRIPS OF AND TWELVE AND ONE-HALF (12.5) FEET IN WITH LYING CONTROLUSES TO THE PUBLIC CIPICLE, COURT, DRIVES AND WAYS AND AS APPROVED BY THE CITY ENGINEER OF THE CITY OF ELK GROVE, AS SHOWN MEREON, AND OSSIGNATION FURBLES THAT EASEMENT (C.L.E.)
- RIGHT OF WAY AND EASEMENTS FOR INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, LINDER AND ACROSS, LOTS, A. B. C. AND O SHOWN HEREON AND DESIGNATED "PEDESTRAN EASEMENT" SAID STRIPS ARE TO BE KEPT OPEN AND FREE FROM BULGINGES (P.E.)

LOTS A. B. C AND D AS SHOWN HEREDN SHALL BE CRANTED IN FEE SIMPLE PER SEPARATE DOCUMENT TO THE CITY OF ELK GROVE FOR LANDSCAPING

#### CORINTHIAN HOMES #LAGUNA RIDGE), LP. A CALIFORNIA LIMITED PARTNERSHIP

BY RKE COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

~ RACHEL BARDIS, MANAGER

DATE 10-23-06

as has BRUCE PALMBAUM, MANACER

DATE 10:23-06

#### NOTARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF Sacramento SS

ON THE 23 rd DAY OF OCTOBER , 2006, BEFORE ME, HONG NOUVER A MOTATE PUBLIC IN AND FOR SAID STATE COUNTY AND STATE.

PERSONALLY APPEARED, B FLUE P FOR INDIGHTALLY KNOWN TO ME OR IN PROVED TO ME ON THE BASIS OF SATISFACTORY EMPERCE TO BE THE PERSON MHOSE NAME IS SUBSCRIBED TO THE WITHIN MISTRUMENT AND ACKNOWLEDGED ON ME THE FUSE DECEMBER HE WISHER THE PERSON OF THE MISTRUMENT AND ACKNOWLEDGED WITHIN THE STATE OF MINISTRUMENT OF THE MISTRUMENT THE PERSON OF THE MISTRUMENT THE PERSON OF THE MINISTRUMENT OF MINISTRUMENT.

WITNESS MY HAND STORY MELLEN PRINTED NAME Hong Nguyen

MY COMMISSION EXPIRES JULY 6, 2008

MY COMMISSION NO 1499287





## NOTARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

ON THE 23 d DAY OF OCTOBER 2008, BEFORE ME, HONON AND STATE COUNTY AND STATE OF PROVED TO ME ON THE BASIS OF SATISFACTORY EMBENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN MISTRUMENT AND ACKNOWLEDGED TO ME THAT MESTER COUNTY AND THAT BY THE PERSON AND THE EMBTRICHED THE PERSON OR THE EMBTRICHED THE PERSON OF THE EMBTRICHED THE PERSON OF THE EMBTRICHED.

WITNESS MY HAND HOTHEN TELLEN Hong Nguyen PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF SACRAMENTO

MY COMMISSION EXPIRES July 4, 2008

MY COMMISSION NO \_ 1499287



## SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLUCE-KUHL & ASSOCIATES, INC. FILE NO WKA 4021 12, DATED SEPTEMBER 30, 2002 A CODY OF THIS REPORT IS NO FILE FOR PUBLIC WORKS DEPARTMENT

## SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN COMPORMANCE WITH THE REQUIREMENTS OF THE SUBDOMSION AMP ACT AND LOCAL ORDWANCE AT THE REQUEST OF REYMEN AND EARDIS (LUCUM RIDGE) LP. A CALIFORNIA LUMITED PARTIMENSHIP IN APRIL 2005 I HEREBY STATE THAT THIS FINAL MAY SUBSTANTIALLY COMPORANT TO THE CONDITIONALLY APPROVED TENTATIVE MAP THAT THE MONUMENTS WILL BE OF THE CHARACTER PARD WILL DOCUMP THE POSTONIS AS INDICATED AND WILL BE SUFFICIENT TO PASSILE THE SURVEY TO BE RETIRED AND MICHOLOGY THE PROPERTY OF THE SURVEY TO BE RETIRED. THE MORE THAT THE SURVEY TO BE RETIRED AND MICHOLOGY THE PROPERTY OF ELK GROWE PRIOR TO THE ABOVE DATE.

TOTAL AREA OF THIS SUBDIVISION IS 19 33± ACRES, CONSISTING OF 76 RESIDENTIAL LOTS AND 4 MISCELLANEOUS LOTS

WOOD RODGERS, INC



CRAIG E SPIESS PLS 7944 EXP 12-31-07

OCTOBER 6, 2006 DATE

#### CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIMISION NO 04-754 DZA OF THE GROVE AT LAGUNA RIDGE VILLAGE ZA AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATVE MAP CONDITIONALLY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ELK GROVE ON MAY 19, 2005, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIMISION MAP ACT AND LOCAL ORDINANCE HAVE BEEN COMPUED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRESPONDED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRESPONDED.

ROBERT L LEE CITY ENGINEER, CITY OF ELK GROVE RCE # 23076

EXPIRATION DATE 12-31-07

## CITY CLURK'S STATEMENT.

I, THE CITY CLERK OF THE CITY OF FLK GROVE, HEREBY STATE THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS FINAL MAP OF SUBBINISION NO D4-766 02A OF THE GROVE AT LAQUAN RIDGE FULLAGE ZA AND ACCEPTED SUBJECT TO IMPROVEWENT ON BEHALF OF THE PUBLIC, ANY REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION FOR PUBLIC USE IN CONFORMITY

PEGGY E JACKSON CLERK OF THE CITY COUNCIL CITY OF ELK GROVE, CALIFORNIA

## RI-CORDER'S STATEMENT

DOB, ATM IN HE REQUEST OF WOOL HIS FINAL MAP BEING N FILE IN THIS OFFICE
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RECORDER OF SACRAMENTO COUNTY STATE OF CALIFORNIA

BY\_\_\_\_\_DEPUTY

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

DOCUMENT NO \_\_\_

## SUBDIVISION NO. 04-764.02A THE GROVE AT LAGUNA RIDGE VILLAGE 2A

BLING ALL OF THE RESULTANT LANDS OF STATIOS AND FIRST OF THAT CEREAN BOONDARY FINT ADJUSTMENT RECORDED IN BOOK 2000/530, A FPACE 202 OFFICIAL RECOEDS OF SACRAMI MICCOUNTY CITY OF ELK GROVE

COUNTY OF SACRAMENTO, STATE, OF CALIFORNIA



NOVEMBER 2006

Sheet 1 of 1081 057

## BENEFICIARY'S STATEMENT

FIRST BANK, A MISSOUR) CORPORATION, DOING BUSINESS AS FIRST BANK AND TRUST, AS BENEFICIARY UNDER DEED OF TRUST RECORDED FEBRUARY 27, 2006. IN BOOK 20080227, AT PAGE 1914, OFFICIAL RECORDS OF SACRAMENTO COUNTY, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP

PRINT. PRINT PRINT

STATE OF CAUFORNIA COUNTY OF \_\_\_\_\_\_ } SS

ON THE 24 TO AN OF PUBLIC IN AND FOR SAID STATE COUNTY AND STATE.

PERSONALLY APPEARED. PA TYCLE PERSONALLY KNOWN TO ME OR

I PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON

WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWNEDGED

TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT

BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY

ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT

WITHESS MY HAND Quade Brame Delles PRINTED NAME JALLY DIENE DE ASA

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF.

MY COMMISSION EXPIRES TELLY 10 2008

MY COMMISSION NO 1499702



## NOTARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF \_\_\_

ON THE \_\_\_\_ DAY OF A NOTARY PUBLIC IN AMO FOR SAID STATE COUNTY AND STATE.

PERSONALLY APPEARED. \_\_\_ PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SAIDSFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT MESTAL EXPLORED THE SAME INSTANTANCE ON THE MESTAL PROVIDED CANCING AND THE PERSON AND THE ENTITY ON BEHALF OF WINCH THE PERSON ACT THE ENTITY ON BEHALF OF WINCH THE PERSON ACT THE STIMUMENT.

WITNESS MY HAND

PRINTED NAME:

MY PRINCIPAL PLACE OF BUSINESS IS THE

MY COMMISSION EXPIRES.

MY COMMISSION NO.

## SUBDIVISION NO. 04-764.02A THE GROVE AT LAGUNA RIDGE VILLAGE 2A

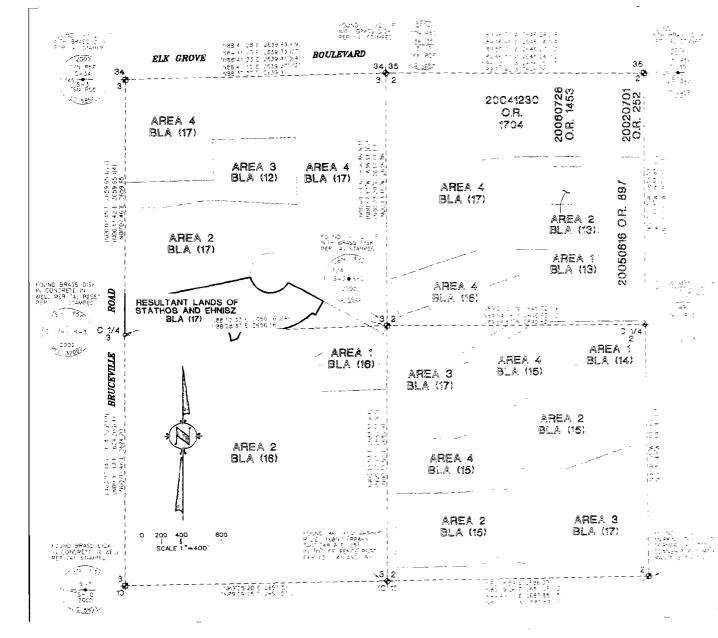
BLING ALL OF THE RESULTANT LANDS OF STATIOS AND FUNISZ OF THAT CERTAIN BOUNDARY UNE. ADJUSTMENT RECORDED IN BOOK 20060530, AT PAGE 2412. OFFICIAL RECORDS OF SACRAMENTO COUNTY

CITY OF FLK GROVE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



NOVEMBER 2006

Sheet 2 of 7 her is



## BASIS OF BI: ARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM. ZONE 2, MAD 83 EPOCH DATE 1997 30, AS MEASURED BETWEEN NOS STATION FESCHINGER. 157 DROER AND NGS STATION KELLER, 151 ORDER SAID BEARING IS N 20'56'36' W DISTANCES SHOWN ARE GROUND BASED.

#### LEGEND

- SET 5/8" REBAR WITH CAP LS 7944 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS AND REAR LOT LINES OR 1" BRASS DISK LS 7944 AT 1" PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS (REAR LOT CORNERS ADJACENT TO A SOUNDWALL WILL BE A TWO FOOT REFERENCE POINT)
- ⊗ SET 2-1/2" BRASS DISK IN MONUMENT WELL
  STAMPED LS 7944
- SET 3/4" IRON PIPE WITH PLUG STAMPED LS 7944
- SECTION CORNER AS NO ED
- SOME-QUARTER CORNER AS NOTED
- CENTER OF SECTION AS NOTED
- △ NGS STATION
- BLA BOUNDARY LINE ADJUSTMENT
- I P IRON PIPE
- OA OVERALL
- OR OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.E. PEDESTRIAN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- (R) RADIAL LINE
- (x) SHEET INDEX

#### NOTES

- ALL CURVES DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF
- 2 AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MY CONTINUE IN PERPETUITY, SUBJECT TO THE PROVISIONS OF THE CITY'S ADOPTED "RIGHT TO FARM DEDIMANCE." A "NOTICE TO PURCH-SER" MILL BE RECORDED PRIOR TO THE SALE OF LOTS

## SUBDIVISION NO. 04-764.02A THE GROVE AT LAGUNA RIDGE VILLAGE 2A

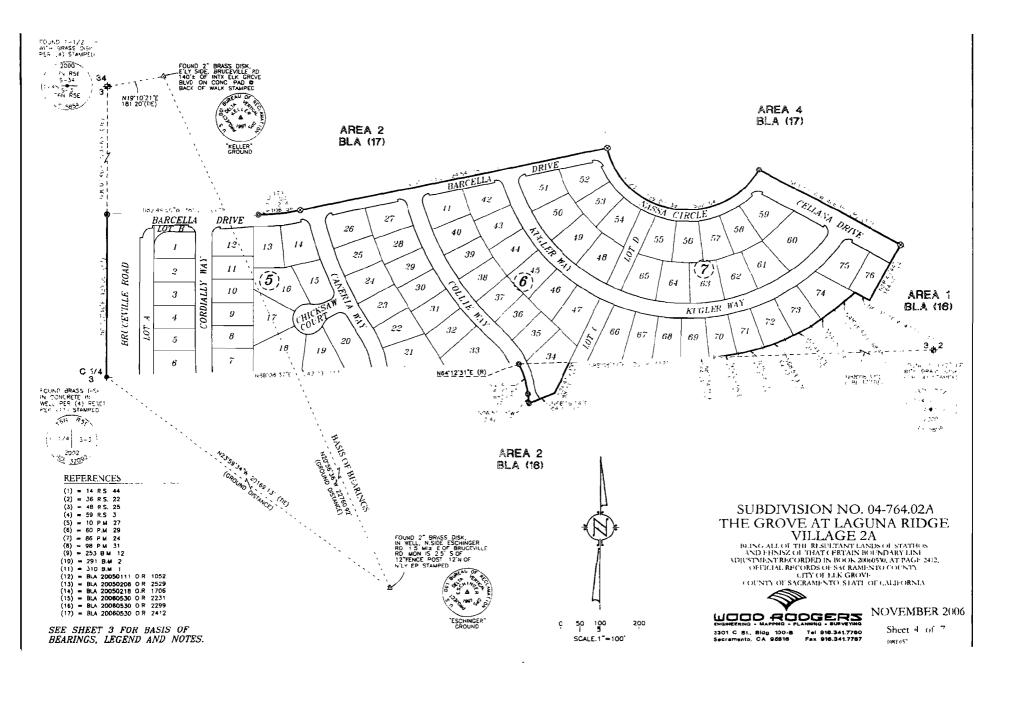
BEING ALL OF THE RESULTANT LANDS OF STATIOS MID EINING OF THAT GERTAIN BOUND FROM THE ADJUSTMENT RECORDS DESS ROOMS AGORDON, AT PAGE 2012, OFFICIAL REGORDS OF SACRAMILITY OF OUNTY CITY OF FEE ROOM!

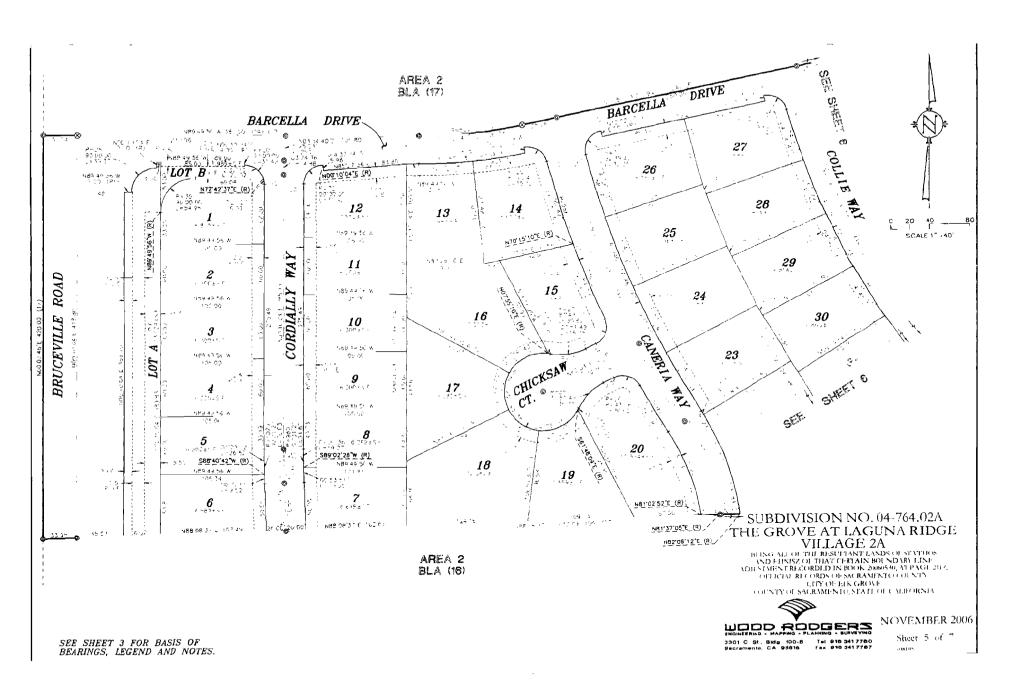
COUNTY OF S MERAMENTO STATE OF CALIFORNIA

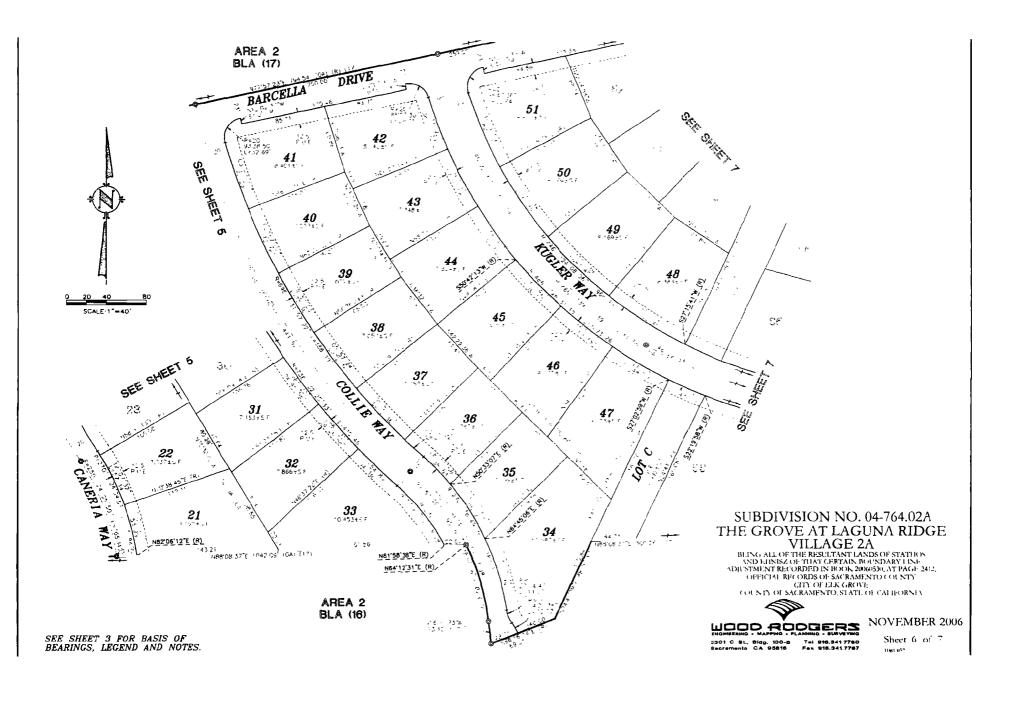


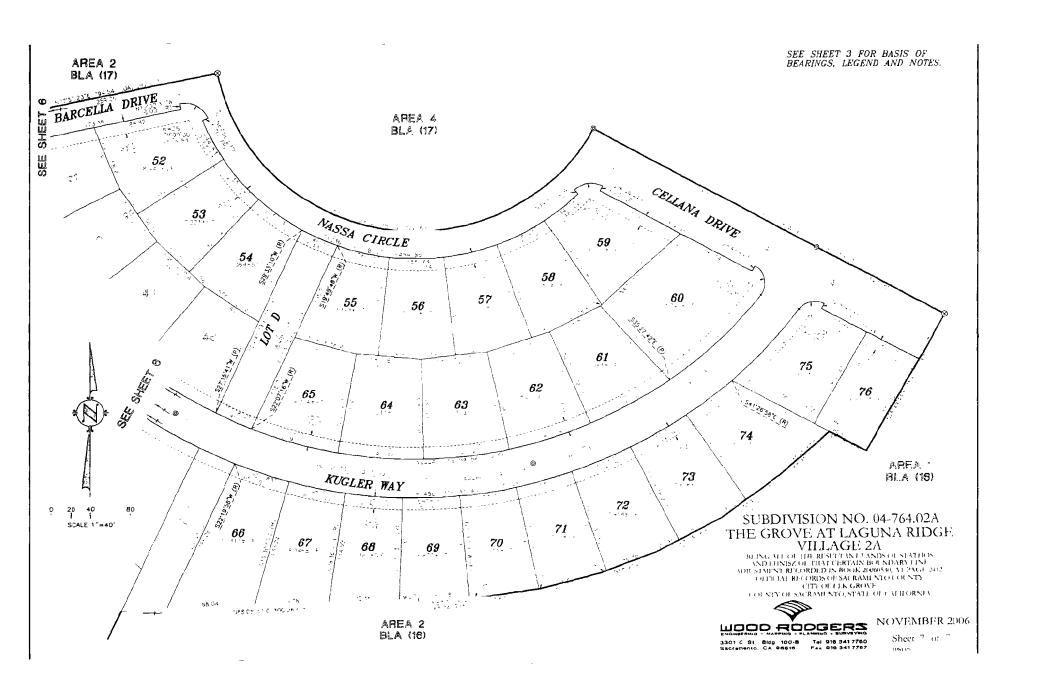
NOVEMBER 2006

Sheet 3 of 7



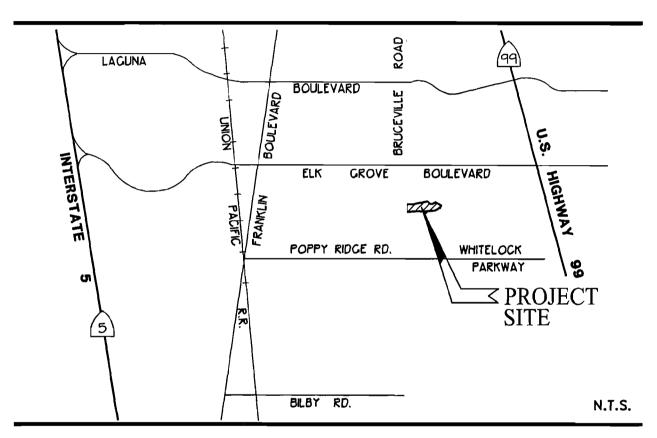






# THE GROVE AT LAGUNA RIDGE VILLAGE 2A

VICINITY MAP
PROJECT NO. 04764.02A
CITY OF ELK GROVE
COUNTY OF SACRAMENTO STATE OF CALIFORNIA



VICINITY MAP



## CERTIFICATION ELK GROVE CITY COUNCIL RESOLUTION NO. 2006-301

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 December 13, 2006 by the following vote:

AYES: COUNCILMEMBERS: Scherman, Cooper, Leary, Davis, Hume

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

Peggy & Jackson, City Clerk City of Elk Grove, California