

RESOLUTION NO. 2006-308

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE GROVE AT LAGUNA RIDGE VILLAGE 10 FINAL MAP
(SUBDIVISION NO. 04-764.10) 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 **LENNAR RENAISSANCE, INC., A CALIFORNIA CORPORATION** and the subdivision designated as The Grove at Laguna Ridge Village 10 (Subdivision No. 04-764.10).

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.

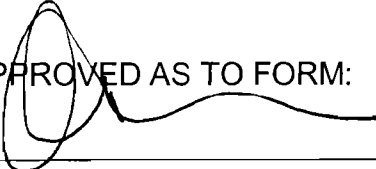
PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 13th day of December 2006.



SOPHIA SCHERMAN, MAYOR PRO TEM
of the CITY OF ELK GROVE

ATTEST


PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:


ANTHONY B. MANZANETTI,
CITY ATTORNEY

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, UPON COMPLETION OF IMPROVEMENTS, THE PUBLIC BIG HORN BOLLIVARD, WHITELOCK PARKWAY, CIRCLES, COURTS, 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 PURPOSES:

- A. EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5) FEET IN WIDTH, LYING CONTIGUOUS TO THE RIGHTS-OF-WAY DELINEATED ABOVE AND SHOWN HEREON. THE LOCATION TO BE DETERMINED BY THE U.S. POSTAL SERVICE WITH THE FUTURE PLACEMENT OF MAIL DELIVERY BOXES.
- B. EASEMENTS 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 TWELVE AND ONE-HALF (12.5) FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC CIRCLES, COURTS, DRIVES AND WAY, AND AS APPROVED BY THE CITY ENGINEER OF THE CITY OF ELK GROVE, AS SHOWN HEREON, AND DESIGNATED "PUBLIC UTILITY" EASEMENT" (P.U.E.)
- C. RIGHT OF WAY AND EASEMENTS FOR INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS A AND B SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.) SAID LOTS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS.
- D. VISIBILITY EASEMENT 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 LAND DESIGNATED HEREON AS "VISIBILITY EASEMENT" (V.E.)

LOTS A AND B AS SHOWN HEREON SHALL BE GRANTED IN FEE SIMPLE PER SEPARATE DOCUMENT TO THE CITY OF ELK GROVE FOR LANDSCAPING PURPOSES

LENNAR RENAISSANCE, INC.
A CALIFORNIA CORPORATION

BY Larry Gualeo DATE 11/7/06
NAME
TITLE

BY _____ DATE _____
NAME
TITLE

NOTARY'S ACKNOWLEDGMENT

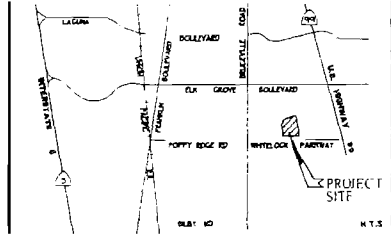
STATE OF CALIFORNIA }
COUNTY OF Placer } SS

ON THE 7th DAY OF November, 2006 BEFORE ME, Carmela Carrizo, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LARRY GUALEO

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/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

WITNESS MY HAND Carmela Carrizo
PRINTED NAME Carmela Carrizo

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF Placer
MY COMMISSION EXPIRES 10-30-09
MY COMMISSION NO. 1523273



VICINITY MAP

NOTARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THE _____ DAY OF _____, 2006, BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____

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/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

WITNESS MY HAND _____
PRINTED NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF _____

MY COMMISSION EXPIRES _____
MY COMMISSION NO. _____

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLUCE-KUHL & ASSOCIATES, INC., FILE NO WKA 402112, DATED SEPTEMBER 30, 2002. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

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 REYNEN AND BARDIS (LAGUNA RIDGE) L.P., A CALIFORNIA LIMITED PARTNERSHIP IN APRIL 2005. 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 DECEMBER 2007, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE NOTES TO ALL CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE TO THE ABOVE DATE.

THE SUBDIVISION WITHIN THE HEAVY BORDER CONTAINS 23.73 ± ACRES, CONSISTING OF 79 RESIDENTIAL LOTS AND 2 MISCELLANEOUS LOTS.

WOOD RODGERS, INC.



Craig E. Spiess
CRAIG E. SPIESS
P.L.S. 7944 EXP 12-31-07
DATE OCTOBER 6, 2006

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 04-76410 OF THE GROVE AT LAGUNA RIDGE VILLAGE 10 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE 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 SUBDIVISION MAP ACT AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE _____
ROBERT L. LEE
CITY ENGINEER, CITY OF ELK GROVE
R.C.E. # 23075
EXPIRATION DATE 12-31-07

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 FINAL MAP OF SUBDIVISION NO. 04-76410 OF THE GROVE AT LAGUNA RIDGE VILLAGE 10 AND ACCEPTED, SUBJECT TO IMPROVEMENT, 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.

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

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2006, AT _____ M IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF WOOD RODGERS, 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 DOCUMENT NO. _____
STATE OF CALIFORNIA
BY _____ DEPUTY
FEE \$ _____

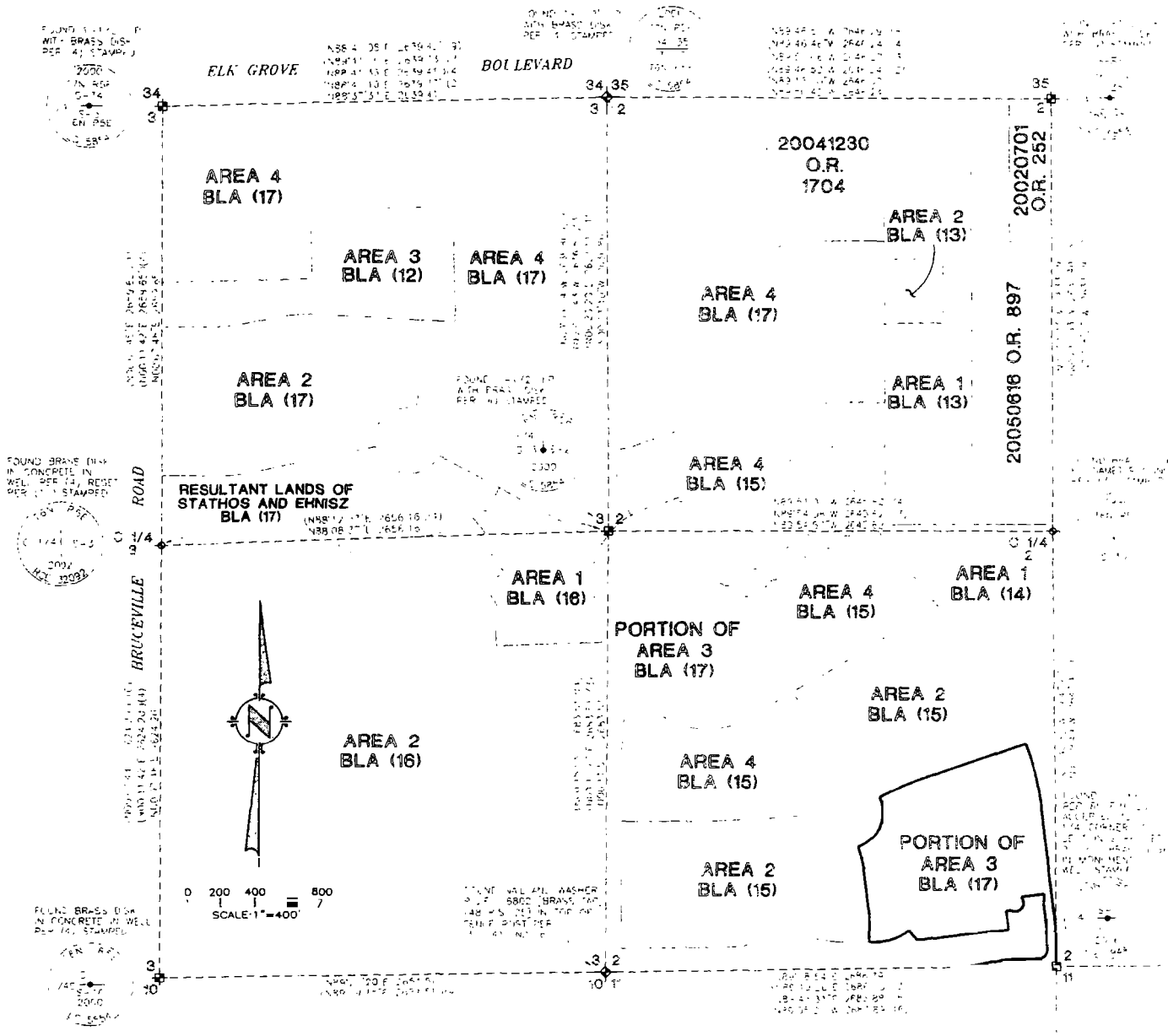
**SUBDIVISION NO. 04-764.10
THE GROVE AT LAGUNA RIDGE
VILLAGE 10**

BEING A PORTION OF ARLA 50 THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 2066530 AT PAGE 242 OF THE PUBLIC RECORDS OF SACRAMENTO COUNTY, CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.



NOVEMBER 2006

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BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83 EPOCH DATE 1997.30, AS MEASURED BETWEEN NGS STATION "ESCHINGER", 1ST ORDER AND NGS STATION "KELLER", 1ST ORDER. SAID BEARING IS N 20°56'36" W. DISTANCES SHOWN ARE GROUND BASED.

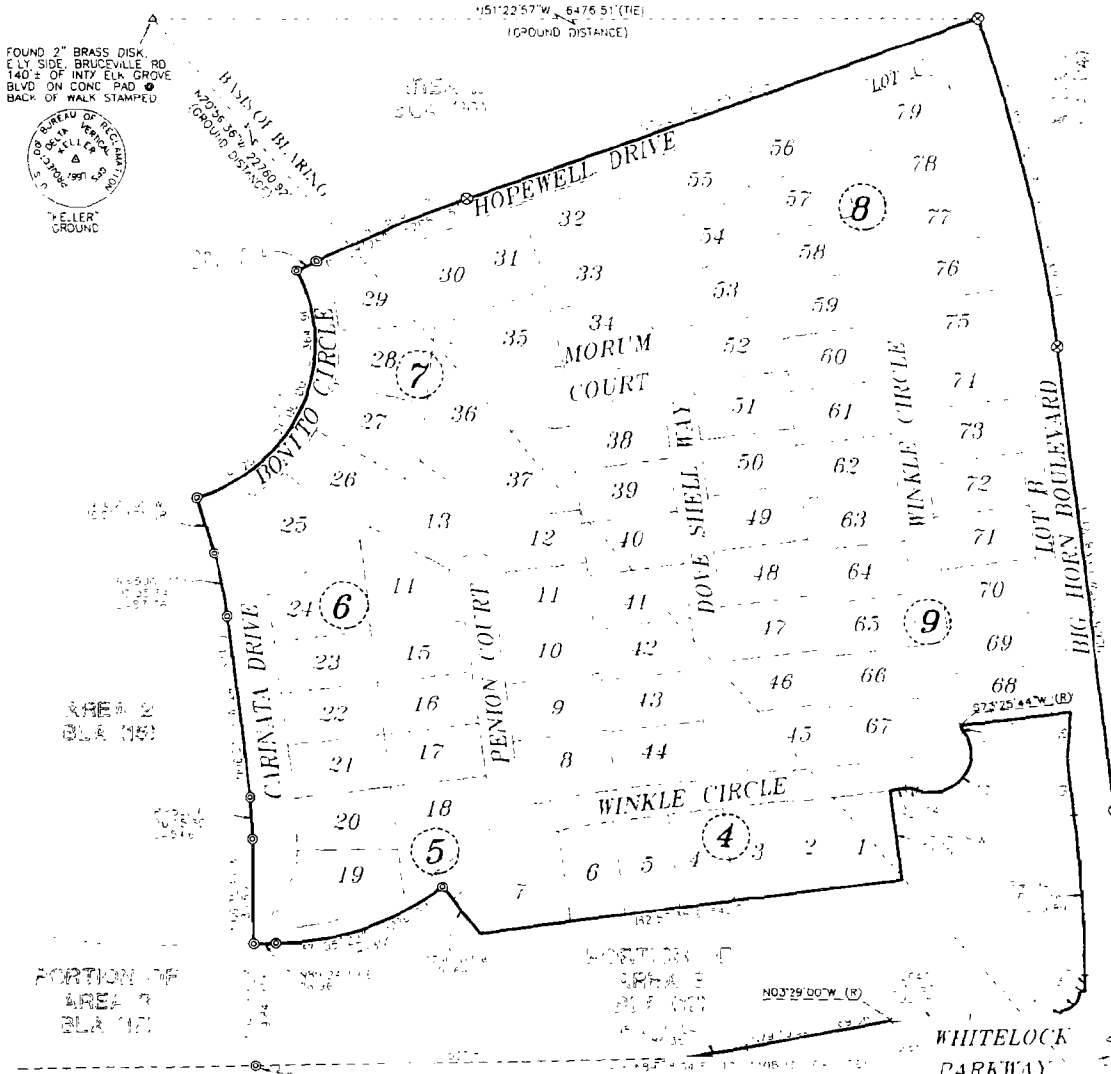
- LEGEND**
- SET 5/8" REBAR WITH CAP L.S. 7944 AT ALL FRONT LOT CORNERS, ALL REAR LOT CORNERS AND ALL ANGLE POINTS ALONG REAR LOT LINES OR 1" BRASS DISK L.S. 7944 AT PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS. (REAR LOT CORNERS ADJACENT TO A SOUNDWALL WILL BE A TWO FOOT REFERENCE POINT.)
 - ⊗ SET 2-1/2" BRASS DISK IN MONUMENT WELL STAMPED L.S. 7944
 - ⊙ SET 3/4" IRON PIPE WITH PLUG STAMPED L.S. 7944
 - ⊕ SECTION CORNER AS NOTED
 - ⊗ ONE-QUARTER CORNER AS NOTED
 - ⊕ CENTER OF SECTION AS NOTED
 - △ NGS STATION
 - AC ACRES
 - BLA BOUNDARY LINE ADJUSTMENT
 - OA OVERALL
 - OR OFFICIAL RECORDS OF SACRAMENTO COUNTY
 - PE PEDESTRIAN EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - SF SQUARE FEET
 - VE VISIBILITY EASEMENT
 - (R) RADIAL LINE
 - (X) SHEET INDEX

- NOTES**
1. 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 MAY CONTINUE IN PERPETUITY, SUBJECT TO THE PROVISIONS OF THE CITY'S ADOPTED "RIGHT TO FARM ORDINANCE". A "NOTICE TO PURCHASER" WILL BE RECORDED PRIOR TO THE SALE OF LOTS.

SUBDIVISION NO. 04-764.10
THE GROVE AT LAGUNA RIDGE
VILLAGE 10
 BEING A PORTION OF AREA 3 OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 2006050, AT PAGE 2412, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

WOOD RODGERS
 ENGINEERING - MAPPING - PLANNING - SURVEYING
 3301 C ST., Bldg 100-B Tel 916 341 7760
 Sacramento, CA 95816 Fax 916 341 7760

NOVEMBER 2006
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 1041167



- REFERENCES
- (1) = 14 R S 44
 - (2) = 36 R S 22
 - (3) = 48 R S 25
 - (4) = 59 R S 3
 - (5) = 10 P M 27
 - (6) = 60 P M 29
 - (7) = 86 P M 24
 - (8) = 98 P M 31
 - (9) = 253 B M 12
 - (10) = 291 B M 2
 - (11) = 310 B M 1
 - (12) = BLA 20050111 OR 1052
 - (13) = BLA 20050208 OR 2529
 - (14) = BLA 20050218 OR 1706
 - (15) = BLA 20060530 OR 2231
 - (16) = BLA 20060530 OR 2299
 - (17) = BLA 20060530 OR 2412



0 50 100 200
SCALE 1"=100'

SUBDIVISION NO. 04-764.10
THE GROVE AT LAGUNA RIDGE
VILLAGE 10

BEING A PORTION OF AREA 3 OF THAT CERTAIN BOUNDARY LINE
ADJUSTMENT RECORDED IN BOOK 3060530, AT PAGE 2412
OFFICIAL RECORDS OF SACRAMENTO COUNTY,
CITY OF LAGUNA,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



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Sheet 3 of 9
DWG: 06

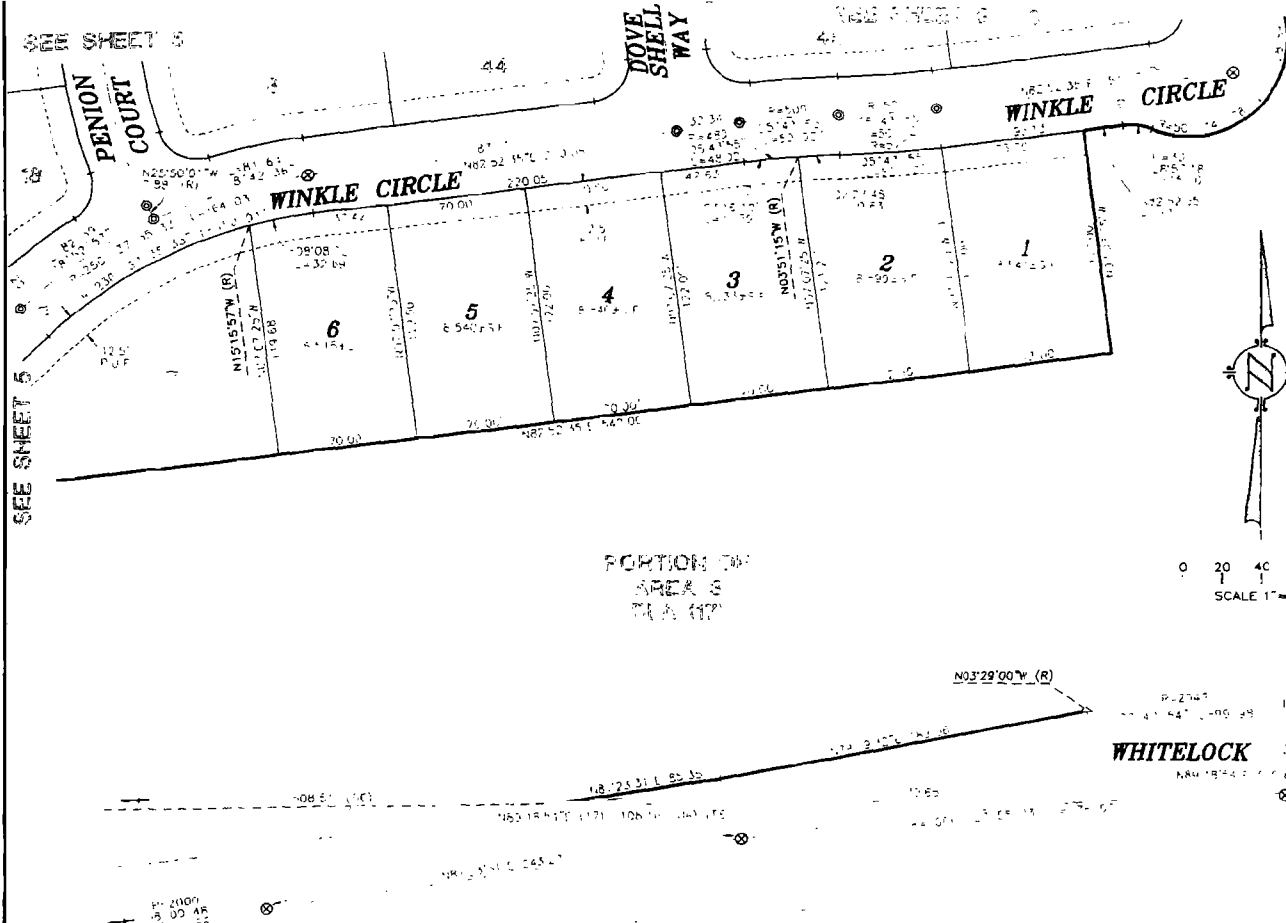
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

WHITELOCK PARKWAY

FOUND 2" BRASS DISK IN WELL N SIDE ESCHINGER RD 1.5 MI E OF BRUCEVILLE RD W.M. IS 2' 5" OF 12" FENCE POST 12" N OF ONLY EP STAMPED



N10°15'18"W 16118.60'(TIE) (GROUND DISTANCE)



SEE SHEET 5

PARCEL 6
20040513 O.R. 2043

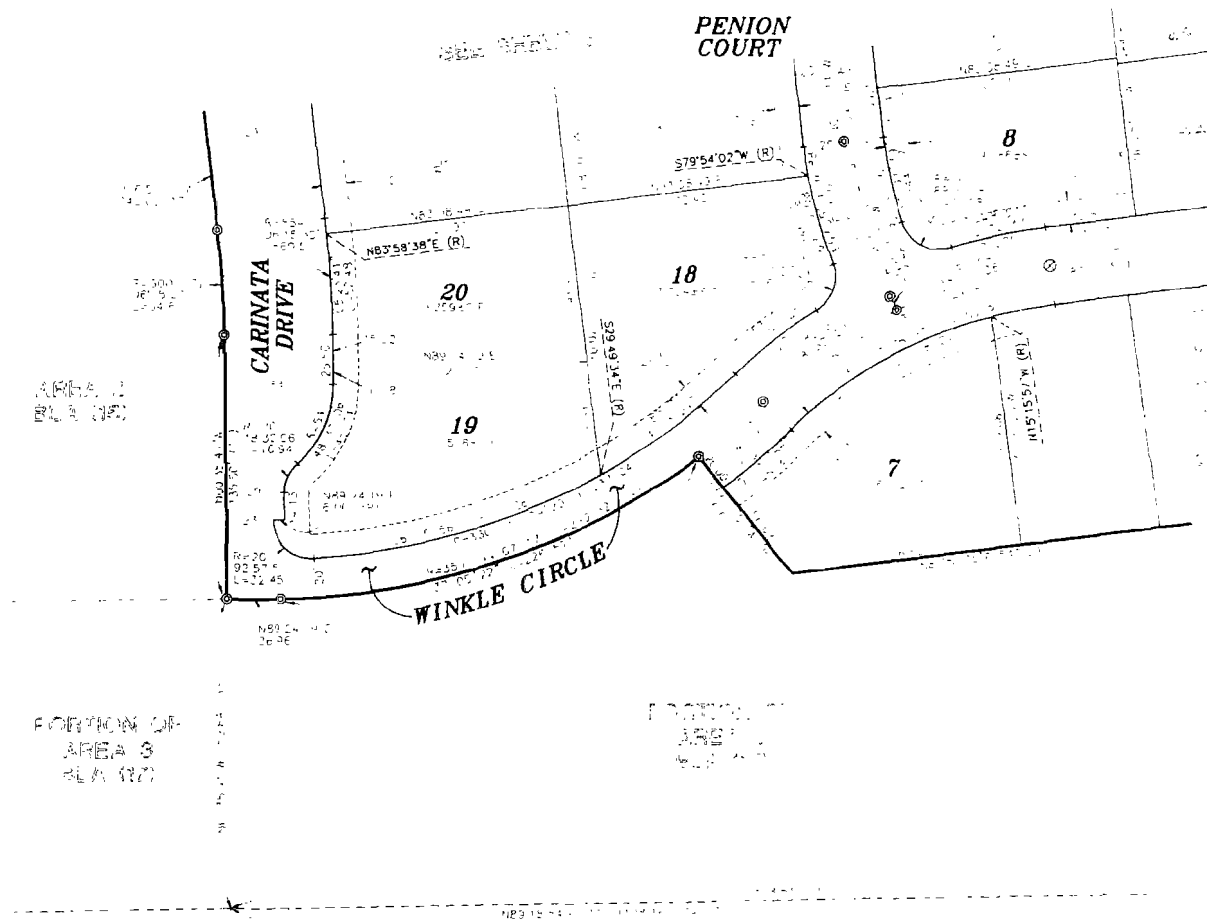
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND AND NOTES.

SUBDIVISION NO. 04-764.10
 THE GROVE AT LAGUNA RIDGE
 VILLAGE 10
 BEING A PORTION OF AREA 3 OF THAT CERTAIN BOUNDARY LINE
 ADJUSTMENT RECORDED IN BOOK 2006050, AT PAGE 2412
 OFFICIAL RECORDS OF SACRAMENTO COUNTY
 CITY OF ELK GROVE
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

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NOVEMBER 2006

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PORTION OF
AREA 3
SLA 177



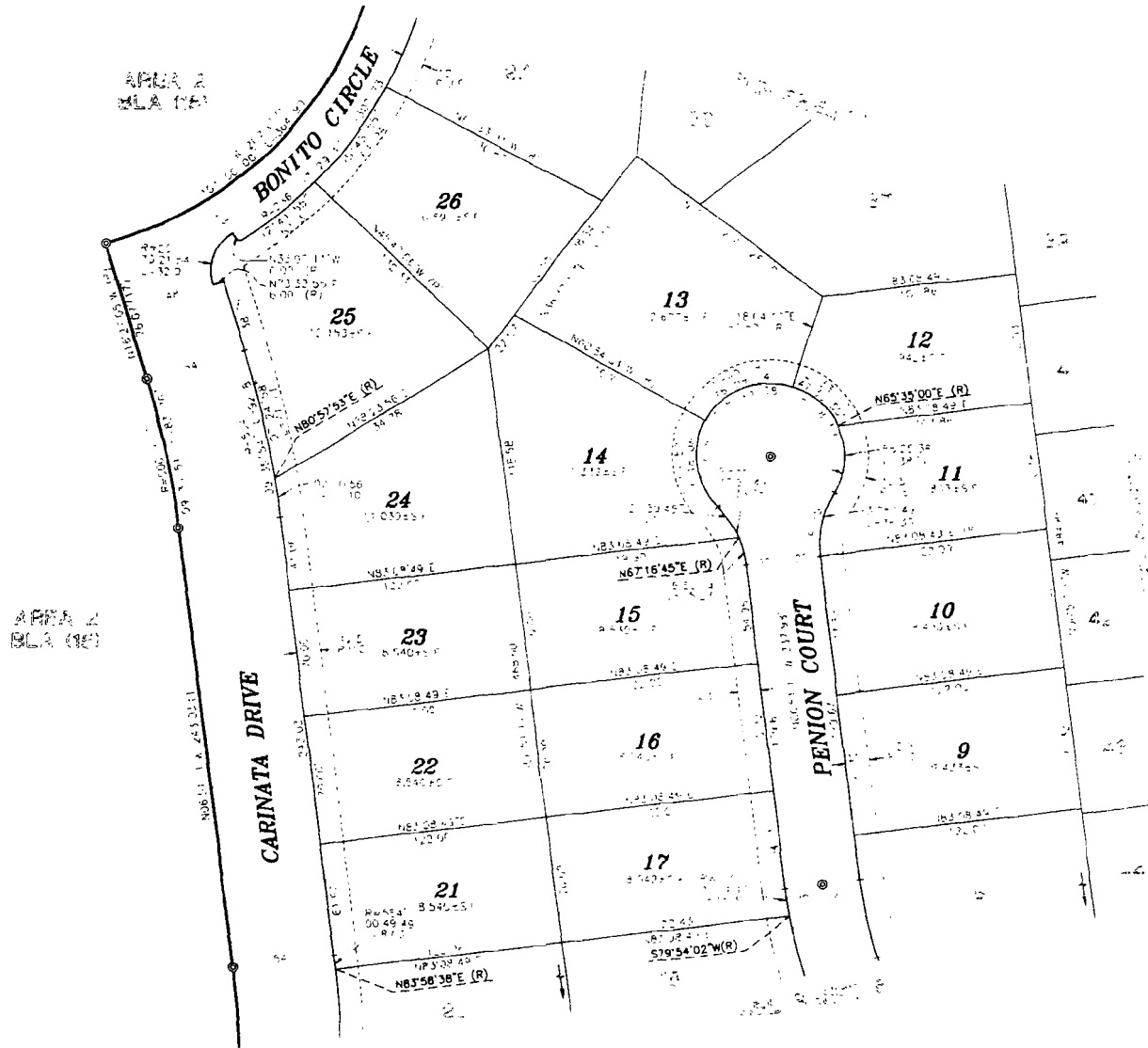
0 20 40 80
SCALE 1"=40'

SUBDIVISION NO. 04-764.10
THE GROVE AT LAGUNA RIDGE
VILLAGE 10
 BEING A PORTION OF AREA 3 OF THAT CERTAIN BOUNDARY LINE
 ADJUSTMENT RECORDED IN BOOK 20060530, AT PAGE 2412,
 OFFICIAL RECORDS OF SACRAMENTO COUNTY,
 CITY OF LAGUNA RIDGE,
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

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 Sheet 5 of 9
 [REVISED]

SEE SHEET 2 FOR BASIS OF
 BEARINGS, LEGEND AND NOTES.



AREA 2
BLK 104

AREA 3
BLK 104



0 20 40 80
SCALE 1"=40'

**SUBDIVISION NO. 04-764.10
THE GROVE AT LAGUNA RIDGE
VILLAGE 10**

BEING A PORTION OF AREA 3 OF THAT CERTAIN BOUNDARY LINE
ADJUSTMENT RECORDED IN BOOK 20000530, AT PAGE 2412,
OFFICIAL RECORDS OF SACRAMENTO COUNTY,
CITY OF ELK GROVE,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

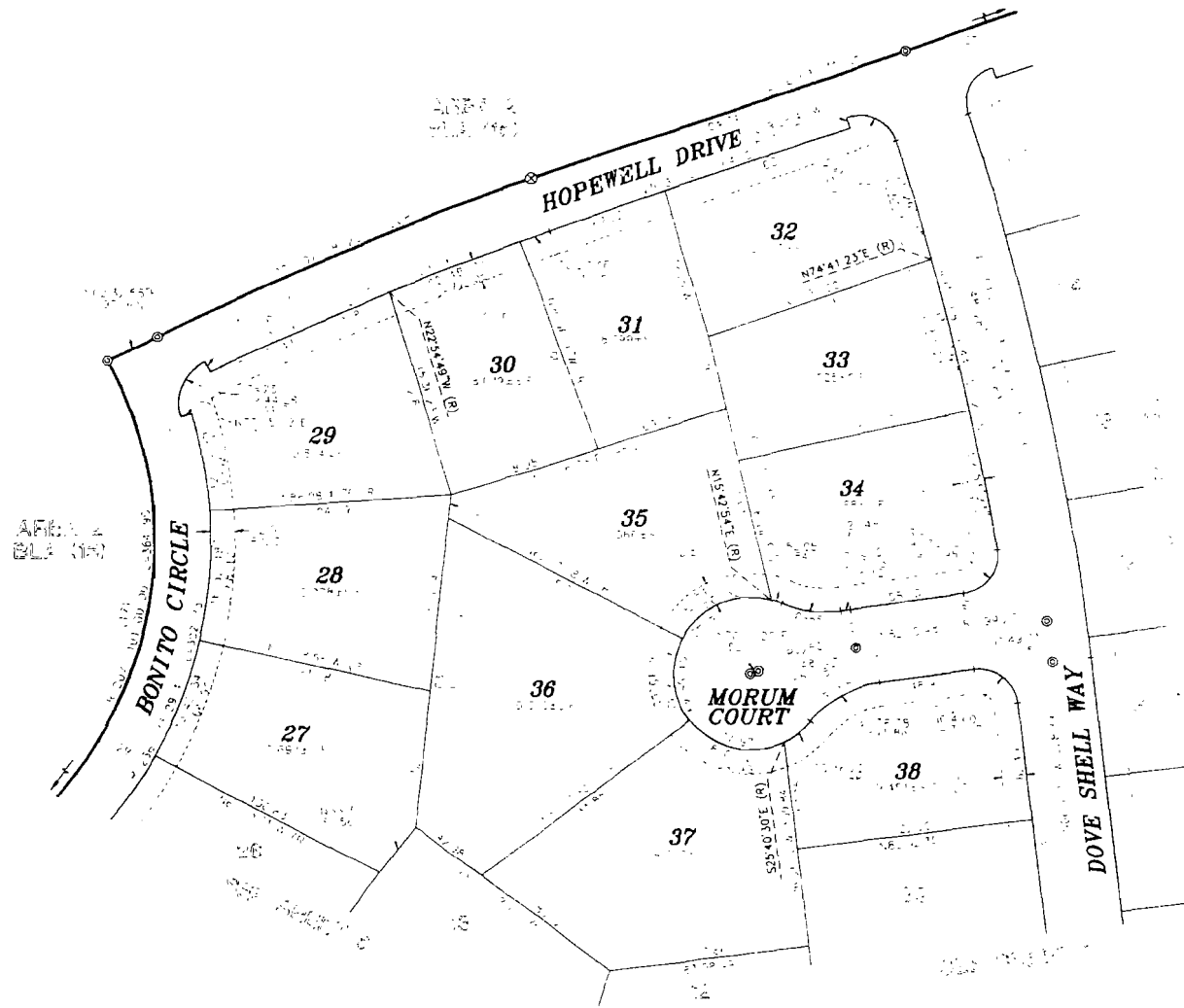


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NOVEMBER 2006

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10/1/06

SEE SHEET 2 FOR BASIS OF
BEARINGS, LEGEND AND NOTES.



0 20 40 80
SCALE 1"=40'

**SUBDIVISION NO. 04-764.10
THE GROVE AT LAGUNA RIDGE
VILLAGE 10**

BEING A PORTION OF AREA 3 OF TRACT CERTAIN BOUNDARY LINES
ADJUSTMENT RECORDED IN BOOK 20060530 AT PAGE 2112
OFFICIAL RECORDS OF SACRAMENTO COUNTY
CITY OF LAGUNA RIDGE
COUNTY OF SACRAMENTO STATE OF CALIFORNIA



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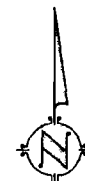
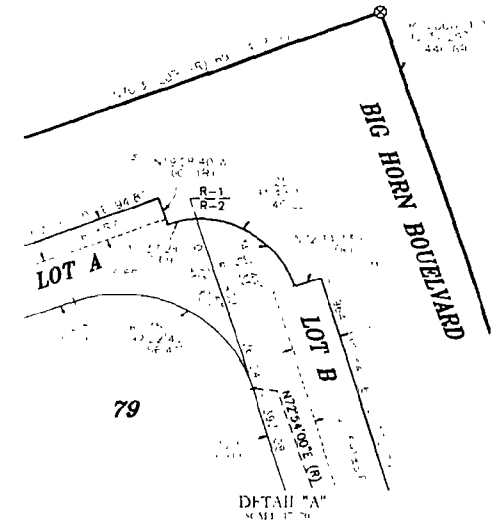
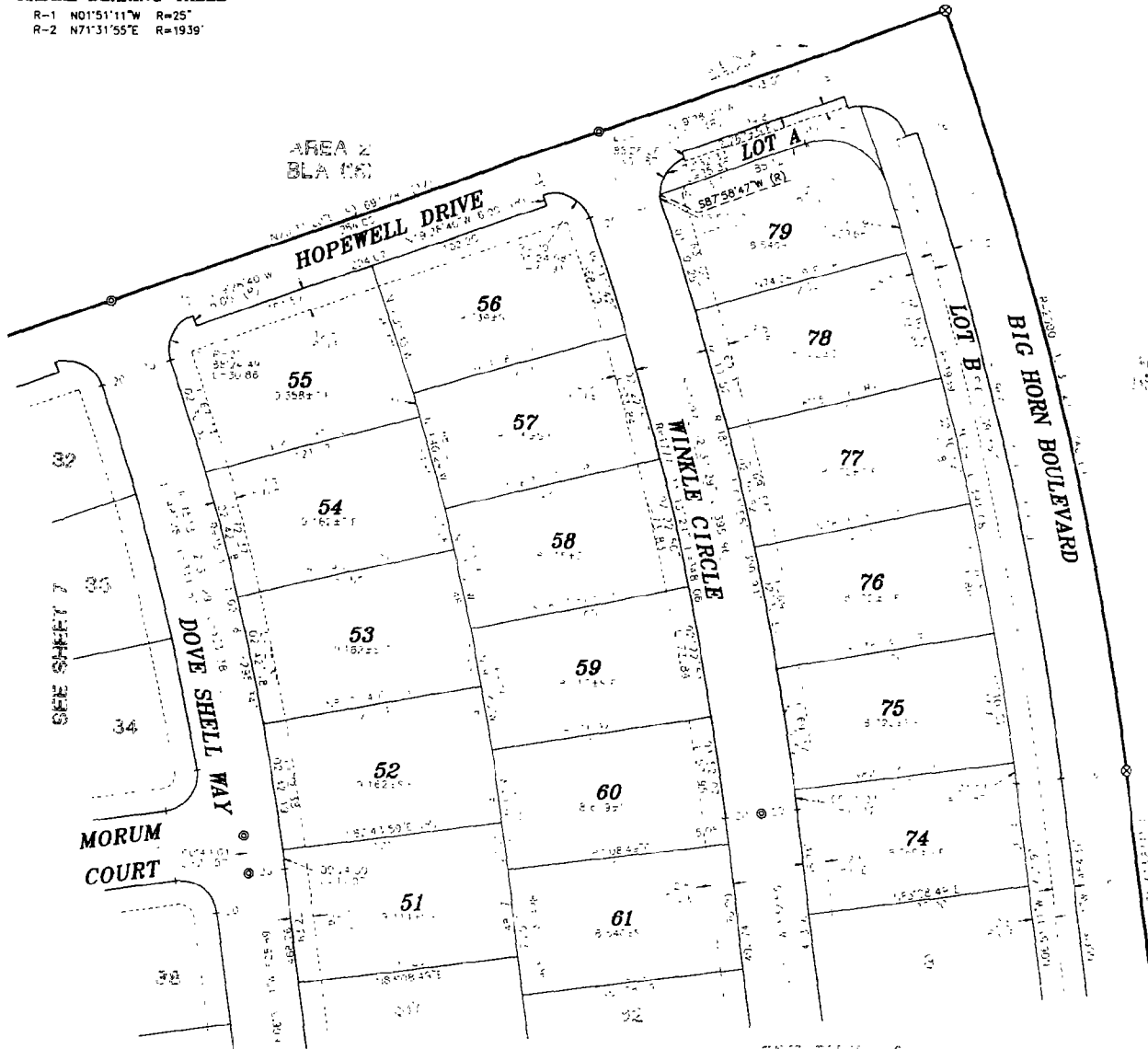
NOVEMBER 2006

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SEE SHEET 2 FOR BASIS OF
BEARINGS, LEGEND AND NOTES.

RADIAL BEARING TABLE

R-1 N01°51'11"W R=25'
 R-2 N71°31'55"E R=1939'



0 20 40 80
 SCALE 1"=40'

**SUBDIVISION NO. 04-764.10
 THE GROVE AT LAGUNA RIDGE
 VILLAGE 10**

BEING A PORTION OF AREA 3 OF THAT CERTAIN BOUNDARY LINE
 ADJUSTMENT RECORDED IN BOOK 20060530, AT PAGE 212
 OFFICIAL RECORDS OF SACRAMENTO COUNTY
 CITY OF LAGUNA RIDGE
 COUNTY OF SACRAMENTO STATE OF CALIFORNIA

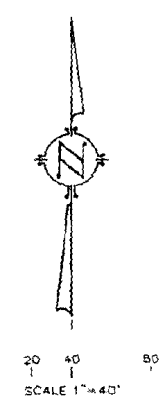
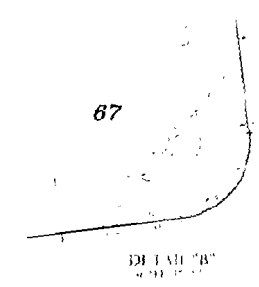


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 10/11/06

SEE SHEET 2 FOR BASIS OF
 BEARINGS, LEGEND AND NOTES.



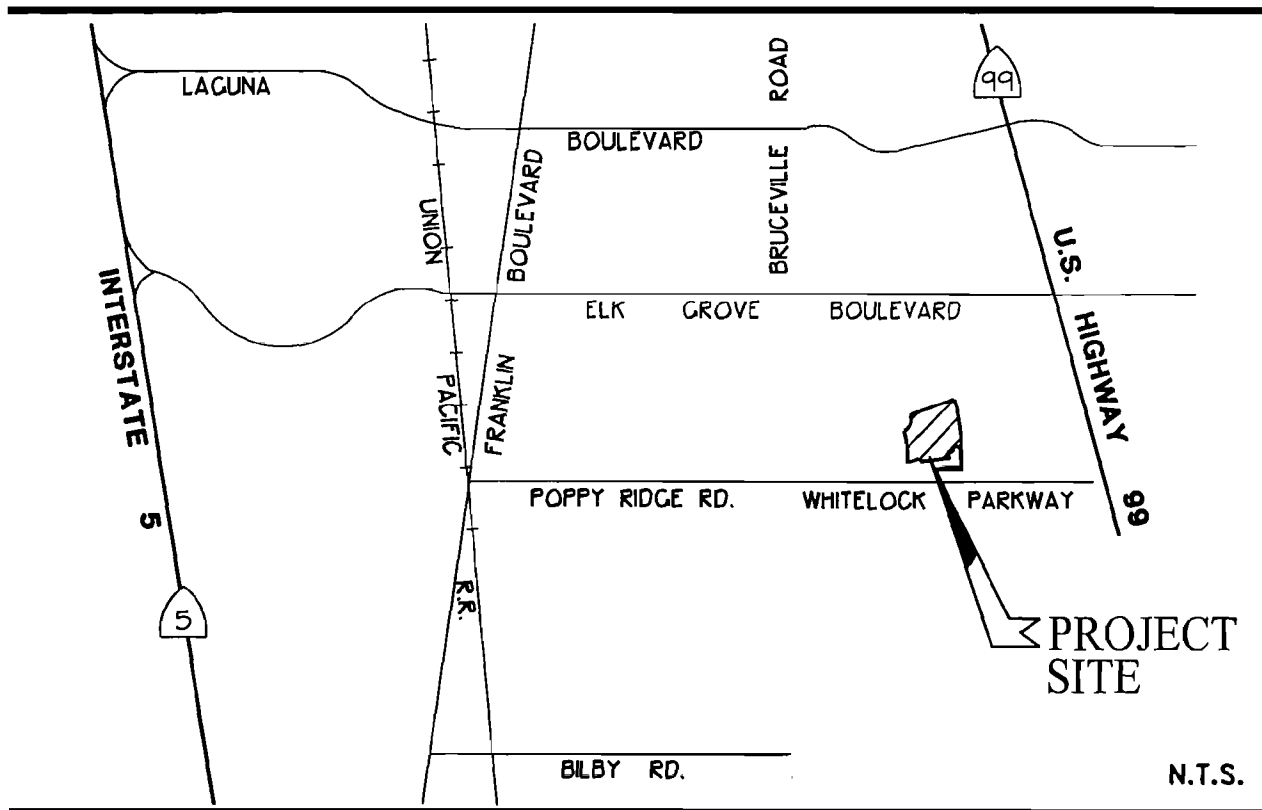
SUBDIVISION NO. 04-764.10
 THE GROVE AT LAGUNA RIDGE
 VILLAGE 10
 BEING A PORTION OF AREA 10 OF THE CERTAIN BOUNDARY LINE
 ADJUSTMENT RECORDED IN BOOK 20060500 AT PAGE 2017
 OFFICIAL RECORDS OF SACRAMENTO COUNTY
 CITY OF LAGUNA RIDGE
 COUNTY OF SACRAMENTO STATE OF CALIFORNIA

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NOVEMBER 2006
 Sheet 9 of 9

SEE SHEET 2 FOR BASIS OF
 BEARINGS, LEGEND AND NOTES.

THE GROVE AT LAGUNA RIDGE
VILLAGE 10
VICINITY MAP
PROJECT NO. 04764.010
CITY OF ELK GROVE
COUNTY OF SACRAMENTO STATE OF CALIFORNIA



VICINITY MAP



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Sacramento, CA 95816 Fax 916.341.7767

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2006-308**

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