


RESOLUTION NO. 2007-177

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING PARCEL MAP NO. 04-637.00 LAGUNA PROFESSIONAL CENTER**

BE IT RESOLVED AND ORDERED that the City Council of the City of Elk Grove pursuant to Government Code Section 66458, hereby approves Parcel Map No. 04-637.00 Laguna Professional Center, a copy of which is hereby attached and made part of this Resolution; submitted at the Elk Grove City Council meeting in connection with **Laguna Professional Center, LLC, a California Limited Liability Company.**

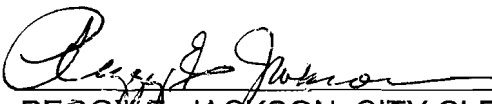
PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 22nd day of August 2007.




JAMES COOPER, MAYOR of the
CITY OF ELK GROVE

ATTEST:

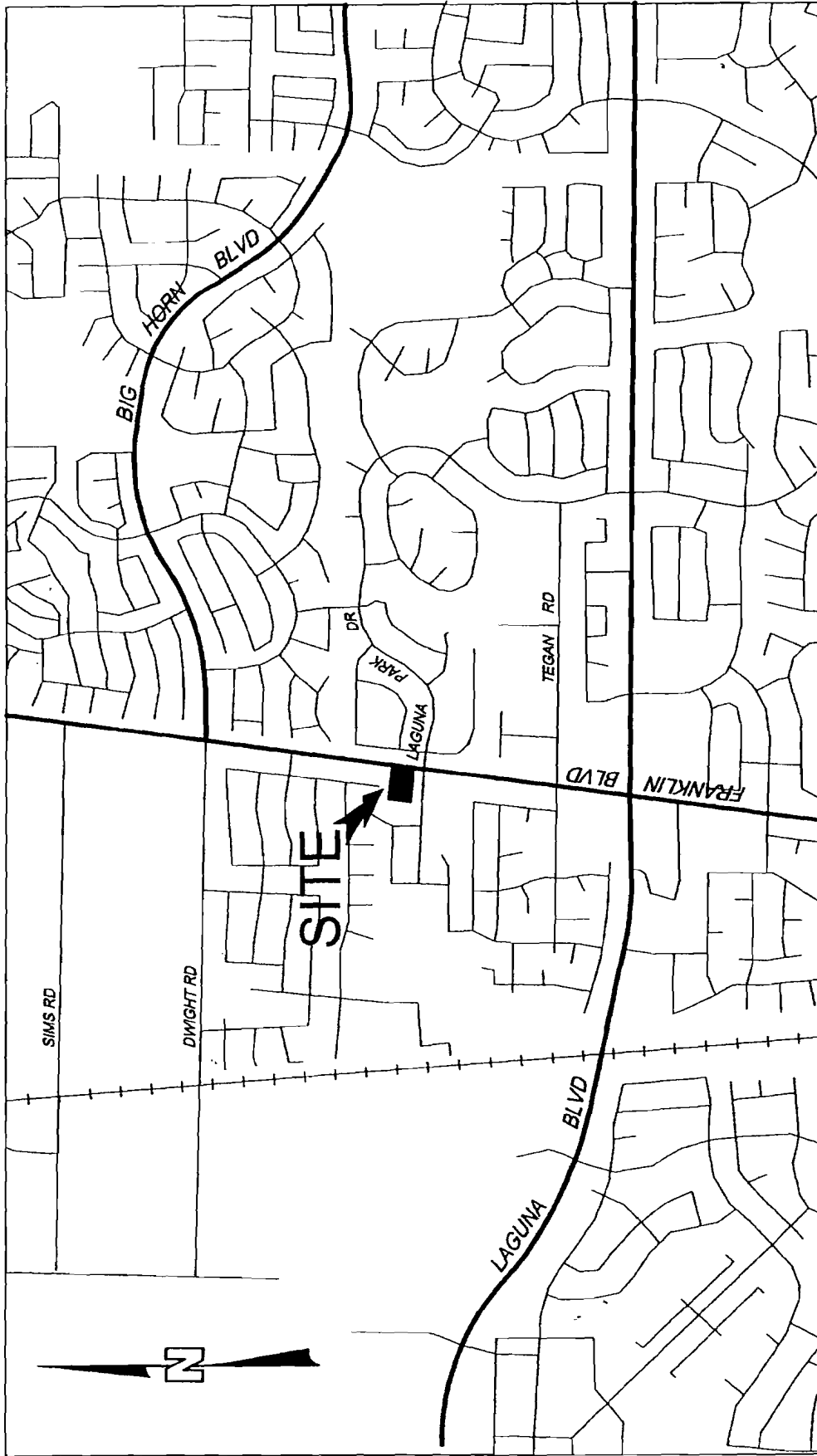
APPROVED AS TO FORM:



PEGGY E. JACKSON, CITY CLERK



JONATHAN P. HOBBS,
INTERIM CITY ATTORNEY



VICINITY MAP

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP SUBDIVISION NO. 04-637.00, LAGUNA PROFESSIONAL CENTER AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC BOULEVARD SHOWN HEREON WITHIN THESE BOUNDARIES AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

(A) EASEMENTS FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND AND OVERHEAD WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER UNDER AND ACROSS THOSE STRIPS OF LAND 19 FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC BOULEVARD SHOWN HEREON AND DESIGNATED "LANDSCAPE EASEMENT (L.E.) AND PUBLIC UTILITY EASEMENT" (P.U.E.)

(B) RIGHT OF WAY AND EASEMENTS FOR INSTALLATION AND MAINTENANCE OF WATER, GAS, SEWER, AND DRAINAGE PIPES, AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER UNDER AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE REAR AND/OR SIDE LINES OF LOTS AND LINES SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT LINE" (P.U.E.L.)

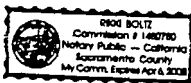
(C) RIGHT OF WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.)

LAGUNA PROFESSIONAL CENTER, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY Stanley Arellano DATE 7-19-07
Stanley Arellano, owner
(PRINT NAME & TITLE)

BY _____ DATE _____
(PRINT NAME & TITLE)

NOTARY STATEMENT



STATE OF CALIFORNIA
COUNTY OF SACRAMENTO
ON July 19, 2007 BEFORE ME, Rikki Boltz, Notary Public
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Stanley Arellano

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/HEY 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 THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT WITNESS MY HAND AND OFFICIAL SEAL.

[Signature] SIGNATURE
Rikki Boltz PRINTED NAME
MY COMMISSION EXPIRES ON April 6 2008
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY

**PARCEL MAP NO. 04-637.00
LAGUNA PROFESSIONAL CENTER**

BEING PARCEL "C" AS SAID PARCEL IS SHOWN ON THE PARCEL MAP FILED IN BOOK 96 OF PARCEL MAPS, PAGE 9 SACRAMENTO COUNTY RECORDS

CITY OF ELK GROVE
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
AUGUST, 2007

ROSE'S ENGINEERING
ENGINEERING SURVEYING PLANNING
9152 ELK GROVE BLVD ELK GROVE, CA 95624
BUS (916) 686-5445 FAX (916) 685-8900
SHEET 1 OF 2 SHEETS



VICINITY MAP
NO SCALE

BENEFICIARY'S STATEMENT

IRONSTONE BANK, A CALIFORNIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST DATED DECEMBER 9, 2005, AND RECORDED DECEMBER 14, 2005, IN BOOK 20051214, PAGE 2490, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA

BY Brad Tauken DATE 7/23/07
BRAD TAUKEN U.P.
NOTARY STATEMENT
STATE OF CALIFORNIA
COUNTY OF SACRAMENTO
ON 7/23/07 BEFORE ME, TIFFANI L. NURSE
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
BRAD TAUKEN

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/HEY 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 THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT WITNESS MY HAND AND OFFICIAL SEAL.

[Signature] SIGNATURE
TIFFANI L. NURSE PRINTED NAME
CON. # 1436904
MY COMMISSION EXPIRES ON August 29 2007
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS PARCEL MAP NO. 04-637.00, LAGUNA PROFESSIONAL CENTER, 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 STAN ARELLANO IN DECEMBER, 2003. 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 31, 2007 AND THAT SET MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I ALSO STATE I WILL PROVIDE THE NOTES TO THE CITY OF ELK GROVE FOR ALL CENTERLINE MONUMENTS PRIOR TO THE ABOVE DATE.

THE AREA WITHIN THE HEAVY BORDER CONTAINS 1.4388 ACRES, MORE OR LESS, AND CONSISTS OF 2 COMMERCIAL LOTS.

David L. Humphreys DATE 7/19/07
DAVID L. HUMPHREYS L.S. 5920



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF SUBDIVISION NO. 04-637.00, LAGUNA PROFESSIONAL CENTER, AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ELK GROVE ON MARCH 24, 2005, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE ORDINANCES HAVE BEEN COMPLIED WITH.

FRITZ BUCHMAN DATE 7/25/07
FRITZ BUCHMAN
CITY ENGINEER, CITY OF ELK GROVE
R.C.E. 60418
EXPIRATION DATE: 06-30-08



**DIRECTOR OF PUBLIC WORKS
STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF SUBDIVISION NO. 04-637.00, LAGUNA PROFESSIONAL CENTER, AND FIND IT TO BE TECHNICALLY CORRECT.

Cheryl Frances Creson DATE 7/27/07
CHERYL FRANCES CRESON U.P.
DIRECTOR OF PUBLIC WORKS
R.C.E. NO. 30334
EXPIRATION DATE: MARCH 31, 2008



CITY CLERK'S STATEMENT

I, CITY CLERK OF THE CITY OF ELK GROVE, HEREBY STATE THE CITY COUNCIL OF THE CITY OF ELK GROVE HAS APPROVED THIS MAP OF LAGUNA PROFESSIONAL CENTER SUBDIVISION NO. 04-637 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.

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

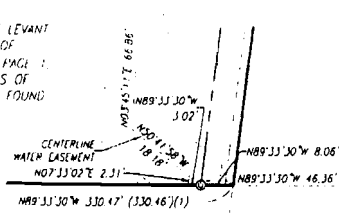
COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 2007, AT _____ M, IN
BOOK _____ OF PARCEL MAPS, AT PAGE _____, AT THE REQUEST OF ROSE'S
ENGINEERING TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS
PER CERTIFICATE NO _____ ON FILE IN THE OFFICE

BY _____
COUNTY RECORDER DEPUTY

BASIS OF BEARINGS

THE BEARING OF N07°33'02"E ALONG THE CENTERLINE OF LEVANT COURT AND BOREAL WAY AS SHOWN ON THE FINAL MAP OF "LAGUNA NORTH, UNIT 2," FILED IN BOOK 182 OF MAPS, PAGE 1, SACRAMENTO COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY, AND WAS ESTABLISHED FROM FOUND MONUMENTS AS SHOWN HEREON



IMPROVEMENT REQUIREMENTS

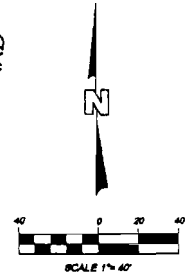
THE FOLLOWING PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ELK GROVE IMPROVEMENT STANDARDS AND TO THE SATISFACTION OF PUBLIC WORKS PRIOR TO THE ISSUANCE OF ANY PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE HEREON CREATED PARCELS:

- STREETS CLASS "A" IMPROVEMENTS
- STREET LIGHTS REQUIRED
- SEWER REQUIRED
- DRAINAGE REQUIRED

**PARCEL MAP NO. 04-637.00
LAGUNA PROFESSIONAL CENTER**

BEING PARCEL "C" AS SAID PARCEL IS SHOWN ON THE PARCEL MAP FILED IN BOOK 96 OF PARCEL MAPS, PAGE 9 SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
SCALE: 1" = 40' AUGUST, 2007

ROSE'S ENGINEERING
ENGINEERING SURVEYING PLANNING
9152 ELK GROVE BLVD ELK GROVE, CA 95624
BUS (916) 886-5445 FAX (916) 885-8900
SHEET 2 OF 2 SHEETS

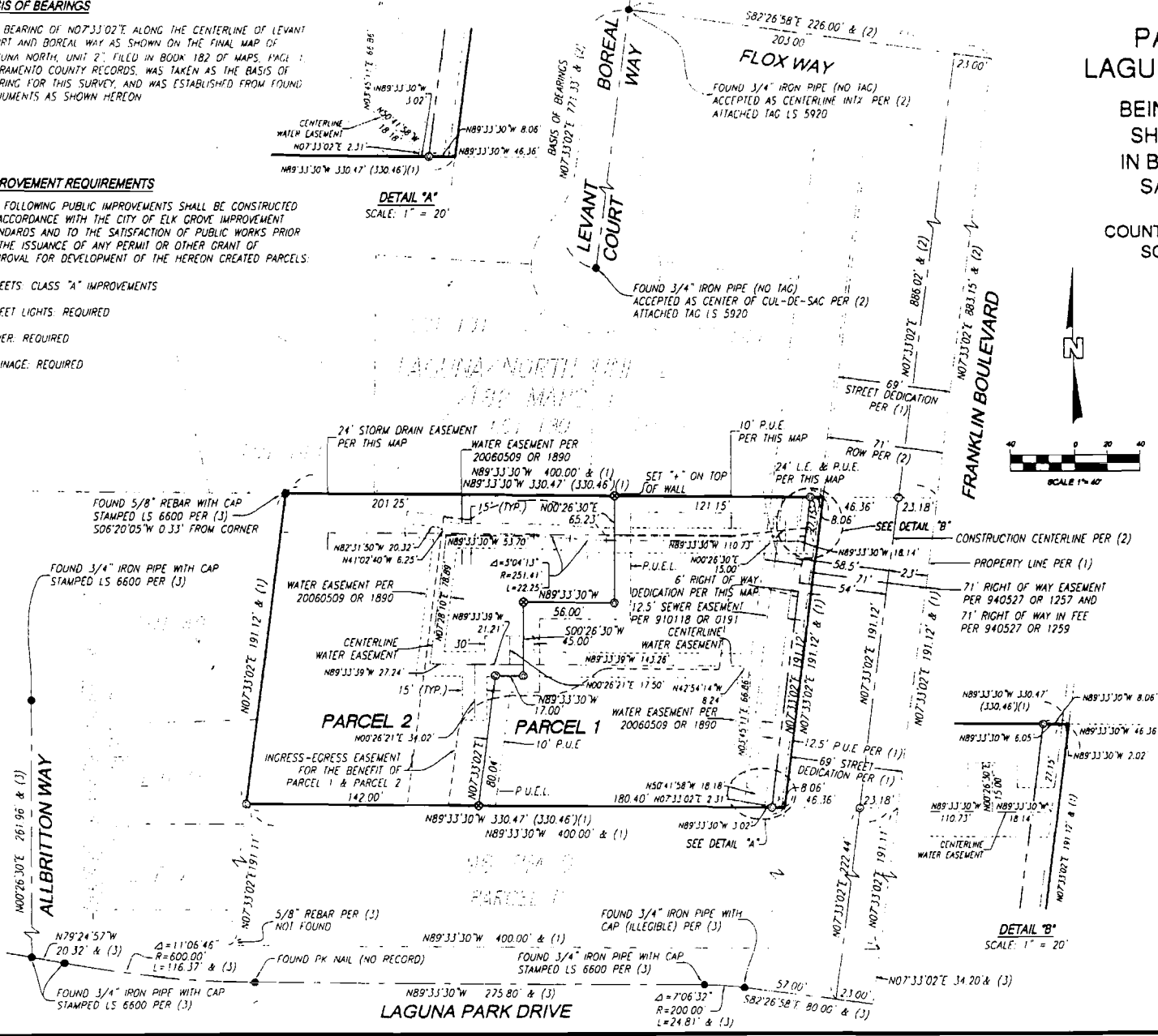


LEGEND

- FOUND MONUMENT AS NOTED
- ⊙ SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED LS 5920
- ⊗ SET CHISELED "*" IN CONCRETE UNLESS OTHERWISE NOTED
- OR OFFICIAL RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- P.U.E.L. PUBLIC UTILITY EASEMENT LINE
- LE LANDSCAPE EASEMENT
- () (1) RECORD PER 96 PM 9
- () (2) RECORD PER 182 BM 1
- () (3) RECORD PER 269 BM 2

NOTES

- 1) TOTAL ACREAGE INCLUDED IN THIS PARCEL MAP IS 1.4344± ACRES
- 2) A SOILS REPORT HAS BEEN PREPARED BY SOIL SEARCH ENGINEERING DATED OCTOBER, 2004. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ELK GROVE PUBLIC WORKS DEPARTMENT
- 3) THE OWNER/DEVELOPER MUST DISCLOSE TO FUTURE/POTENTIAL OWNERS OF THE EXISTING 69KV ELECTRICAL FACILITIES.
- 4) RECIPROCAL ACCESS, PARKING AND MAINTENANCE AGREEMENTS ARE TO BE RECORDED BY SEPARATE INSTRUMENTS
- 5) FRANKLIN BOULEVARD FRONTAGE IMPROVEMENTS SHALL BE REQUIRED TO BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF PUBLIC WORKS PRIOR TO ISSUANCE OF ANY PERMITS FOR DEVELOPMENT OF ANY PARCEL
- 6) AN EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 IS DEDICATED PER THIS MAP AS SHOWN HEREON AS (-----)




**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2007-177**

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 August 22, 2007 by the following vote:

AYES : COUNCILMEMBERS: Cooper, Leary, Scherman, Davis, Hume,
NOES: COUNCILMEMBERS: None
ABSTAIN : COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None



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

