

RESOLUTION NO. 2018-136

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A SMALL LOT FINAL MAP FOR THE STERLING MEADOWS
PHASE 1F-SOUTH (SUBDIVISION NO. EG-01-130.01FS), AND AUTHORIZING
THE CITY MANAGER TO EXECUTE A SUBDIVISION IMPROVEMENT
AGREEMENT (CEQA EXEMPT)**

WHEREAS, the City of Elk Grove (City) approved the Large Lot Tentative Map and a Small Lot Tentative Map for the Sterling Meadows Project (EG-01-130) on May 28, 2008; and

WHEREAS, the City entered into a Development Agreement (DA) for the development of the property that includes residential development, park site dedications and improvements, and a future fire station; and

WHEREAS, the Final Map for Phase 1 of the Sterling Meadows Large Lot Subdivision, consisting of three lots, was approved by the City Council on April 9, 2014 (Resolution No. 2014-84), and the Final Map for Phase 2 of the Sterling Meadows Large Lot Subdivision, consisting of 14 lots, was approved by the City Council on September 23, 2015 (Resolution No. 2015-203); and

WHEREAS, Final Small Lot Maps (Phases 1A and 1B) of the Sterling Meadows Subdivision, consisting of 129 residential lots were approved by the City Council on October 25, 2017 (Resolution No. 2017-262), and Final Small Lot Maps (Phases 1C, 1D, and 1E) of the Sterling Meadows Subdivision, consisting of 172 residential lots, were approved by the City Council on November 8, 2017 (Resolution No. 2017-267); and

WHEREAS, consistent with the approved Final Map for Phase 2 of the Sterling Meadows Large Lot Subdivision, the developer submitted to the City for approval a Small Lot Final Map for Phase 1F-SOUTH, representing an additional 79 residential lots of the Phase 2 Large Lot Subdivision; and

WHEREAS, staff has reviewed the proposed Phase 1F-SOUTH Final Map and finds it to be technically correct and that all applicable Final Map conditions of approval have been substantially satisfied; and

WHEREAS, a Subdivision Improvement Agreement is required for Sterling Meadows Phase 1F-SOUTH; and

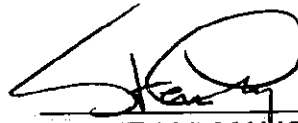
WHEREAS, said Subdivision Improvement Agreement has been approved by the City Attorney and bonds have been provided to the City as security for the required improvements; and

WHEREAS, the City has determined that the approval of the Final Map is statutorily exempt from further environmental review under the California Environmental Quality Act (CEQA) as a ministerial project pursuant to CEQA Guidelines, Section 15268(b)(3).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elk Grove as follows:

- 1) The location and configuration of the lots to be created by Sterling Meadows Phase 1F-SOUTH Final Map substantially comply with the previously approved Final Map for Phase 2 of the Sterling Meadows Large Lot Subdivision; and said Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15268(b)(3); and
- 2) The City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves the Sterling Meadows Phase 1F-SOUTH Final Map (Subdivision No. EG-01-130.01FS), a copy of which is attached as Exhibit A and made part of this Resolution; and
- 3) The City Council of the City of Elk Grove hereby authorizes the City Manager to execute the Subdivision Improvement Agreement and directs the City Clerk to transmit the Final Map to the County Recorder of the County of Sacramento for filing, and to transmit a Notice of Exemption to the County Clerk of Sacramento for filing.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 27th day of June 2018



STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

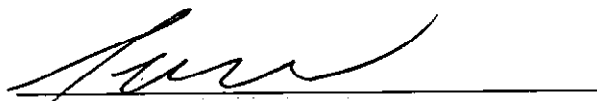

JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP SUBDIVISION NO. 01-130-01FS, STERLING MEADOWS UNIT 1F - SOUTH, AND OFFERS FOR DEDICATION AND DOES HEREBY DELEGATE THE FOLLOWING:

THE FOLLOWING REAL PROPERTY IS HEREBY OFFERED FOR DEDICATION IN FEE SIMPLE PURSUANT TO THE PROVISIONS OF SECTION 100 OF THE GOVERNMENT CODE AND, WHEREBY PREVIOUSLY OFFER FOR DEDICATION IN FEE SIMPLE LOTS 1, 2, 3, AND 4 TO THE CITY OF ELK GROVE.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS

TO THE CITY OF ELK GROVE FOR PUBLIC USE ALLEGRA DRIVE, ALTO WAY AND URGENT WAY, WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES SUBJECT TO IMPROVEMENTS.

AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTRIC LINES, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPLICANCES PERTAINING THERETO, ON OVER, UNDER AND ACROSS LOTS 1 THROUGH 4, INCLUDING, AND THOSE STRIPS OF LAND LYING ADJACENT TO THE PUBLIC RIGHTS AS SHOWN HEREON AND DESIGNATED AS PUBLIC UTILITY EASEMENT (P.U.E.).

EMERGENCY VEHICLE ACCESS EASEMENT FOR AGGRESSORS, AND USE BY THE PUBLIC, CITY, COUNTY OR STATE AGENTS ON, OVER AND ACROSS THAT CERTAIN STRIP OF LAND SHOWN HEREON AND DESIGNATED "E.V.A." (EMERGENCY VEHICLE ACCESS).

TO THE CITY OF ELK GROVE AN EASEMENT FOR VISIBILITY TO BE KEPT FREE FROM SIGNS, HEDGES, FENCES, NATURAL GROWTH, TREES OR OTHER OBSTRUCTIONS TO THE VIEW HIGHER THAN 10 FEET ABOVE THE NEAREST ADJACENT SURFACE WITHIN THE AREA OVER AND ACROSS THAT THE LAND DESIGNATED HEREON AS VISIBILITY EASEMENT (V.E.).

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" (N.I.E.R.L.).

VTL STERLING MEADOWS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
ITS MANAGER

BY: TITC MANAGEMENT, INC.,
ITS MANAGER
BY: [Signature]
ITS MANAGER
NAME: George Sabaly
TITLE: VICE PRESIDENT

LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION,
OPTIONAL UNDER MEMORANDUM OF AGREEMENT RECORDED IN BOOK
2070707, AT PAGE 0611, OFFICIAL RECORDS SACRAMENTO COUNTY

BY: [Signature]
NAME: LARRY GUNZ
TITLE: VICE PRESIDENT

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 01-130-01FS, STERLING MEADOWS UNIT 1F - SOUTH, AND I FIND IT TO BE TECHNICALLY CORRECT.

RAYMOND MICHAEL MACKAY
L.S. NO. 5154
REGISTRATION EXPIRES: 06-30-19

DATE: _____



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 01-130-01FS, STERLING MEADOWS UNIT 1F - SOUTH, AND I FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE MAP AS 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.

ROBERT L. MURDOCK
CITY ENGINEER, CITY OF ELK GROVE
R.C.E. NO. 47644
EXPIRATION DATE: 12-31-19

DATE: _____



CITY CLERK'S STATEMENT

JASON LONGRIN, 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. 01-130-01FS, STERLING MEADOWS UNIT 1F - SOUTH, AND I AM HEREBY AUTHORIZED TO ACCEPT AND FILE THIS MAP AS APPROVED ON BEHALF OF THE PUBLIC. SUBJECT TO IMPROVEMENT, ALLEGRA DRIVE, ALTO WAY AND URGENT WAY, AND THE PUBLIC UTILITY EASEMENTS, VISIBILITY EASEMENT, AND THE NO INGRESS OR EGRESS RIGHT LINE, AND ACCEPTED THE DEDICATION OF THE PUBLIC UTILITY EASEMENTS, VISIBILITY EASEMENT, AND THE NO INGRESS OR EGRESS RIGHT LINE.

JASON LONGRIN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA

DATE: _____



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 2018, AT _____ IN BOOK _____ PAGE _____ AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

BY: _____ DEPUTY
FEE: \$ _____

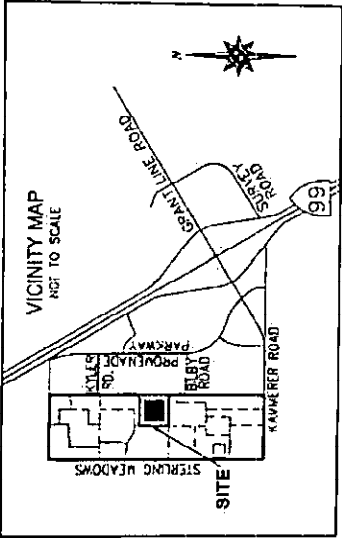


SUBDIVISION NO. 01-130-01FS
STERLING MEADOWS
UNIT 1F - SOUTH

BEING A PORTION OF LOT 10 OF THE STERLING MEADOWS LARGE LOT PHASE 2 MAP SUBDIVISION NO. 01-130-02 FILED FOR RECORD IN BOOK 304 OF MAPS AT PAGE 5, 6 & 7 LOCATED WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 12 & NORTHEAST ONE-QUARTER OF SECTION 11 T. 6 N., R. 5 E., M. 3 D.

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
MACKAY & SOMPS
CIVIL ENGINEERS, INC.

JUNE 2018
SHEET 1 OF 6 27113 01F



NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC, OR OTHER OFFICER, COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO APPEARED TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Sacramento

ON May 23, 2018 before me Marlys A. Gookin, a NOTARY PUBLIC

PERSONALLY APPEARED Marlys A. Gookin, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires 03/29/2019.

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] Marlys A. Gookin
NOTARY PUBLIC

MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY

MY COMMISSION EXPIRES: 03/29/2019 MY COMMISSION NUMBER: 2187390

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY US OR UNDER OUR SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE TRUE TITLE COMPANIES IN JULY 2014. HEREBY STATE THAT WE SUBSTANTIALLY COMPLY WITH THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT OUR MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED AND WILL BE SET BY DECEMBER 31, 2018 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THE NOTES TO ALL OF THE INTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

THE SUBDIVISION WITHIN THE HEAVY BORDER CONTAINS 8.791 ACRES, CONSISTING OF FIVE SEVENTH LOTS TOTALING 3.861 ACRES, 3 LANDSCAPE LOTS TOTALING 0.724 ACRES, 8 STREET RIGHT-OF-WAY TOTALING 1.944 ACRES AND PRIVATE COURTS TOTALING 0.246 ACRES.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

[Signature]
ROBERT M. PLANK
P.L.S. 3780 EXP. 6-30-2018

DATE: 05/16/18

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUM & ASSOCIATES, DATED OCTOBER 11, 2013. FILE NO. WKA NO. 002702. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

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 Placer
ON May 16, 2018 BEFORE ME, Manique Reynolds, A NOTARY PUBLIC PERSONALLY APPEARED Larry Goebel WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HAY EXECUTED THE SAME IN HIS/HER/ITHEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/ITHEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE 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 AND OFFICIAL SEAL.
Manique Reynolds SIGNATURE
Manique Reynolds PRINTED NAME
Placer COUNTY
MY PRINCIPAL PLACE OF BUSINESS IS Placer
MY COMMISSION EXPIRES 2/11/2021 MY COMMISSION NUMBER: 21112817

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE COMPANY, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED JUNE 28, 2017 IN BOOK 20171001, AT PAGE 1540, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, HEREBY CONSENT TO THE RECORDEATION OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

BY: [Signature]
NAME: SILVIA EBAZO
TITLE: VP, DIRECTOR OF OPERATIONS

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 Placer
ON JUNE 5, 2018 BEFORE ME, DANA L. FURBER, A NOTARY PUBLIC PERSONALLY APPEARED SILVIA EBAZO WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HAY EXECUTED THE SAME IN HIS/HER/ITHEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/ITHEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE 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 AND OFFICIAL SEAL.
[Signature] SIGNATURE
Dana L. Furber PRINTED NAME
Placer COUNTY
MY PRINCIPAL PLACE OF BUSINESS IS Placer
MY COMMISSION EXPIRES May 16, 2018 MY COMMISSION NUMBER: 2690163

BENEFICIARY'S STATEMENT

LEVAR HOMES OF CALIFORNIA INC. AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED JUNE 28, 2017 IN BOOK 20170701, AT PAGE 056, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, HEREBY CONSENT TO THE RECORDEATION OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

BY: [Signature]
NAME: LARRY GOBEL
TITLE: VICE PRESIDENT

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 Placer
ON May 16, 2018 BEFORE ME, Manique Reynolds, A NOTARY PUBLIC PERSONALLY APPEARED Larry Goebel WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HAY EXECUTED THE SAME IN HIS/HER/ITHEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/ITHEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE 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 AND OFFICIAL SEAL.
Manique Reynolds SIGNATURE
Manique Reynolds PRINTED NAME
Placer COUNTY
MY PRINCIPAL PLACE OF BUSINESS IS Placer
MY COMMISSION EXPIRES 11/24/2020 MY COMMISSION NUMBER: 2171957

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES BY LISTED DEED HAVE BEEN OMITTED UNDER SECTION 66049.1(a) (1) (4) (AND/OR 66049.1(a) (2)) OF THE SUBDIVISION MAP ACT THAT DO NOT FIT INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

- 1. SACRAMENTO AREA SEWER DISTRICT EASEMENT HOLDER FOR SEWER PRELINES AND INCIDENTAL PURPOSES RECORDED ON OCTOBER 11, 2017 IN BOOK 20171012, AT PAGE 181. SAID EASEMENT IS PLOTTED AND SHOWN HEREON AND A PORTION OF SAID EASEMENT FALLS IN LOTS A THROUGH J, INCLUDING BEING DEDICATED HEREOF.

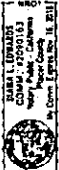
SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.1 OF THE SUBDIVISION MAP ACT THE CITY OF ELK GROVE SHALL RECORD THIS MAP AND/OR INSTRUMENT WITH THE COUNTY CLERK OF SACRAMENTO COUNTY, CALIFORNIA, AND/OR RECORD IT WITH THE COUNTY CLERK OF SACRAMENTO COUNTY, CALIFORNIA. DEPRECIATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES.

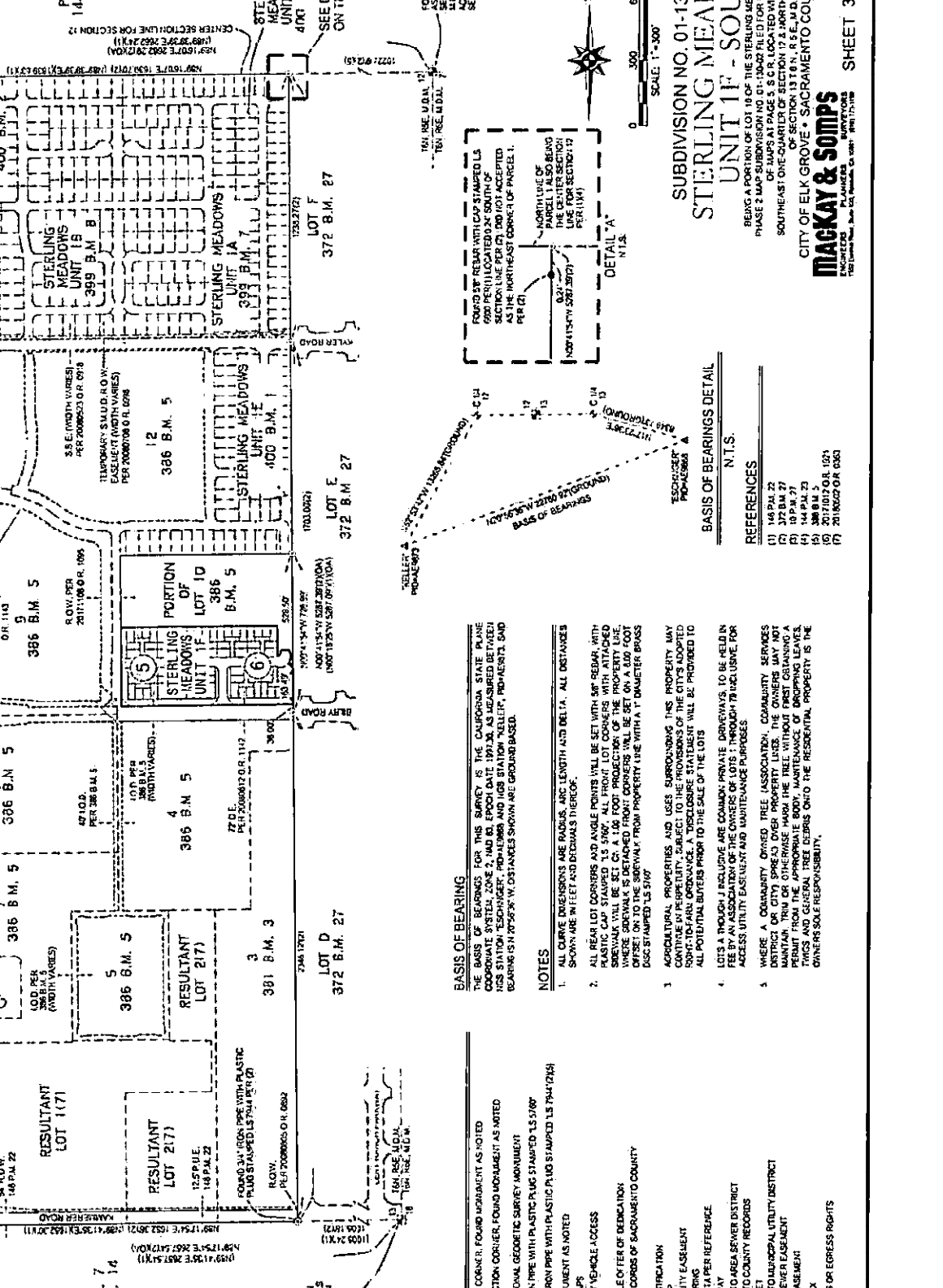
SUBDIVIDER: VTL STERLING MEADOWS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ADDRESS: 110 BLUE BAYVIEW ROAD, SUITE 200
FOLSOM CA 95630

RESIDENTIAL PLANNED DEVELOPMENT NOTE

THIS SUBDIVISION IS APPROVED AS A RESIDENTIAL PLANNED DEVELOPMENT PROJECT WHEREBY THE COMMON AREAS WILL BE HELD IN FEE BY AN ASSOCIATION OF THE OWNERS OF THE INDIVIDUAL LOTS, MEMBERSHIP IN THE HOMEOWNERS ASSOCIATION IS INSEPARABLE FROM OWNERSHIP IN THE INDIVIDUAL LOTS.



SUBDIVISION NO 01-130-01FS
STERLING MEADOWS
UNIT 1F - SOUTH
BEING A PORTION OF LOT 10 OF THE STERLING MEADOWS LARGE LOT PHASE 2 MAP SUBDIVISION NO 01-130-02 FILED FOR RECORD IN BOOK 366 OF MAPS AT PAGE 5, S.C.R. LOCATED WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 12, T4S, R1E, S4E, NEAR THE EAST ONE-QUARTER OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
MACKAY & SOMPS
SACRAMENTO, CA 95818
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
JUNE 2018
SHEET 2 OF 6 27133.01F



LEGEND

- 1/4 SECTION CORNER, FOUND MONUMENT AS NOTED
- CENTER SECTION CORNER, FOUND MONUMENT AS NOTED
- FOUND NATIONAL GEODETIC SURVEY MONUMENT
- SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 5789"
- FOUND MONUMENT AS NOTED
- BOOK OF MAPS
- E.V.A. EGRESS/VEHICLE ACCESS
- CORNER
- GREY DOUBLE O.F.F.E.R. OF DEDICATION
- OFFICIAL RECORDS OF SACRAMENTO COUNTY
- OVERALL
- UTILITY RECORD
- P.M. PARCEL MAP
- P.U. PUBLIC UTILITY EASEMENT
- (R) RIGHT-OF-WAY
- (R) RECORD DATA PER REFERENCE
- R.O.W. RIGHT-OF-WAY
- S.A.S.D. SACRAMENTO AREA SEWER DISTRICT
- S.C.R. SACRAMENTO COUNTY RECORDS
- S.F. SQUARE FEET
- S.M.U.D. SACRAMENTO MUNICIPAL UTILITY DISTRICT
- S.S.E. SANITARY SEWER EASEMENT
- V.E. VISIBILITY EASEMENT
- SHEET INDEX
- NO INGRESS OR EGRESS RIGHTS

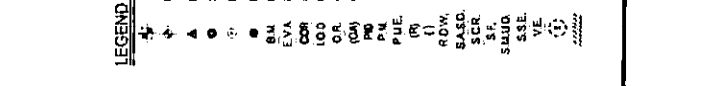
NOTES

1. ALL CURVE DIMENSIONS ARE RADII, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. ALL BEAR LOT CORNERS AND ANGLE POINTS WILL BE SET WITH AN EASER WITH PLASTIC CAP STAMPED "LS 5789". ALL FRONT LOT CORNERS WITH ATTACHED DRIVEWALK WILL BE SET ON A 100 FOOT PROJECTION OF THE PROPERTY LINE. WHERE DRIVEWALK IS DETACHED FRONT CORNERS WILL BE SET ON A 100 FOOT OFFSET ON TO THE DRIVEWAY FROM PROPERTY LINE WITH A 1" DIAMETER BRASS DISC STAMPED "LS 5789".
3. AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTINUE IN FUTURE, SUBJECT TO THE PROVISIONS OF THE CITY'S ADOPTED FUTURE ZONING ORDINANCE. A DISCLOSURE STATEMENT WILL BE PROVIDED TO ALL POTENTIAL BUYERS PRIOR TO THE SALE OF THE LOTS.
4. LOTS 4 THROUGH 7 INCLUDE ARE COMMON PRIVATE DRIVEWAYS TO BE HELD IN FEE BY AN ASSOCIATION OF THE OWNERS OF LOTS 1 THROUGH 7 INCLUSIVE FOR ACCESS UTILITY EASEMENT AND MAINTENANCE PURPOSES.
5. WHERE A COMMUNITY, PRIVATE, TREE ASSOCIATION, COMMUNITY SERVICES DISTRICT OR CITY, SPECIAL OVER PROTECTION, LANDSCAPING, MAINTENANCE, TRIM OR OTHERWISE HARM THE TREE, WITHOUT FIRST OBTAINING A PERMIT FROM THE APPROPRIATE BODY, MAINTENANCE OF DRIPPING LEAVES, THINGS AND GENERAL TREE DEBRIS ONTO THE RESIDENTIAL PROPERTY IS THE OWNER'S SOLE RESPONSIBILITY.

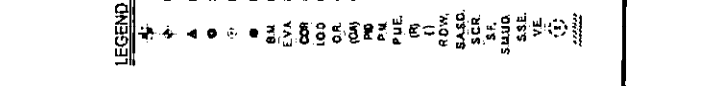
REFERENCES

- (1) 148 PAL 22
- (2) 372 PAL 27
- (3) 10 PAL 27
- (4) 144 PAL 23
- (5) 2017002 OR 1023
- (6) 2016025 OR 0350

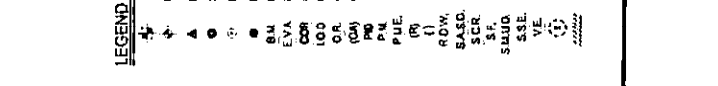
DETAIL A
N.T.S.

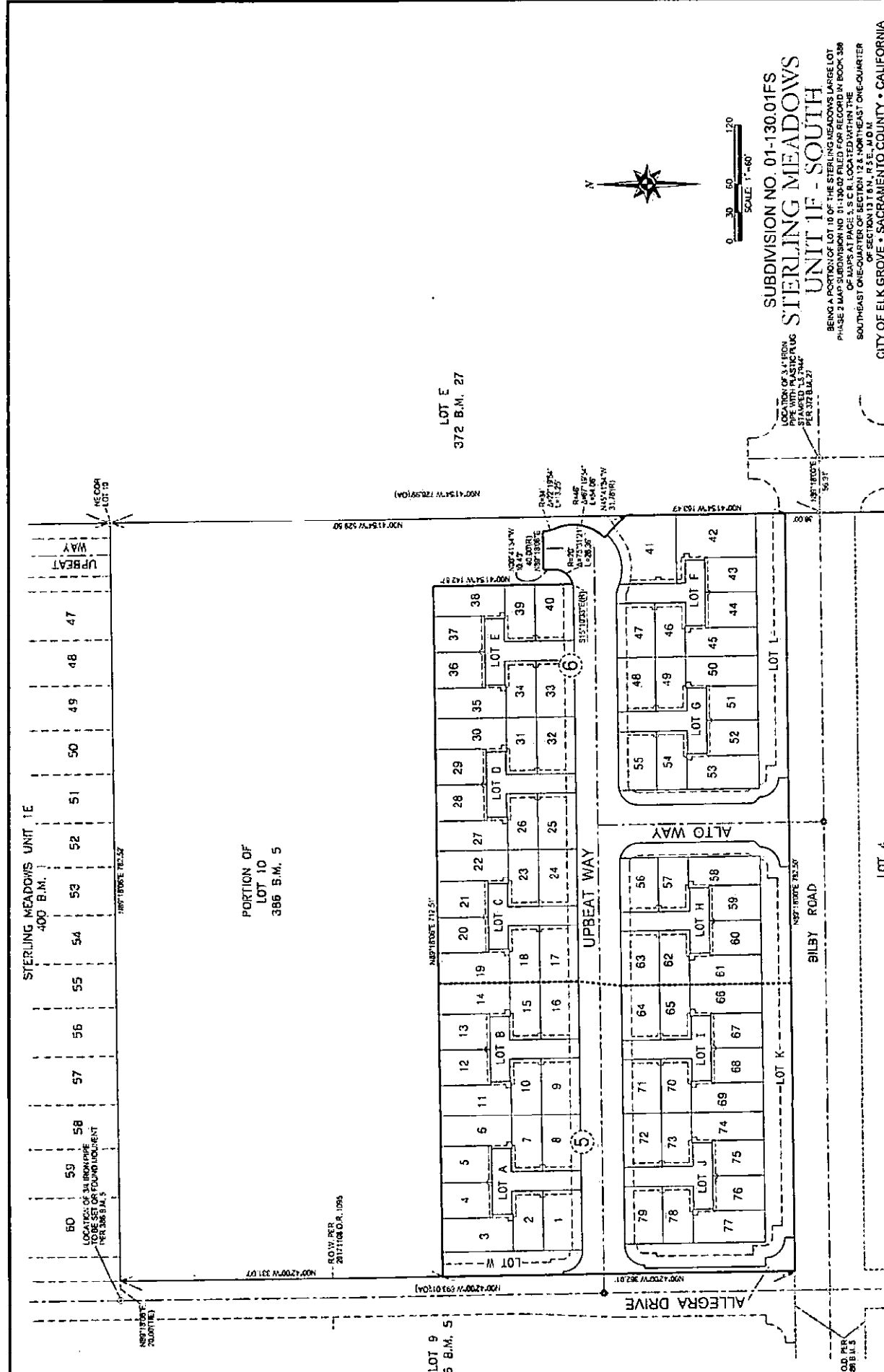


DETAIL B
N.T.S.



DETAIL C
N.T.S.





**SUBDIVISION NO. 01-130.01FS
STERLING MEADOWS
UNIT 1E - SOUTH**

BEING A PORTION OF LOT 18 OF THE STERLING MEADOWS LARGE LOT
PHASE 2 MAP SUBDIVISION NO. 01-130.01 FOR RECORD IN BOOK 308
OF MAPS AT PAGE 5, S.C.R. LOCATED WITHIN THE
SOUTHEAST ONE-QUARTER OF SECTION 12 & NORTHEAST ONE-QUARTER
OF SECTION 13 T.6 N., R.5 E., M.D.M.

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1027 Folsom Street, Suite 200, Elk Grove, CA 95757

SEE SHEET 3 FOR NOTES, LEGEND,
REFERENCES & BASIS OF BEARINGS

LOT 4
386 B.M. 5

LOT E
372 B.M. 27

PORTION OF
LOT 10
386 B.M. 5

LOT 9
386 B.M. 5

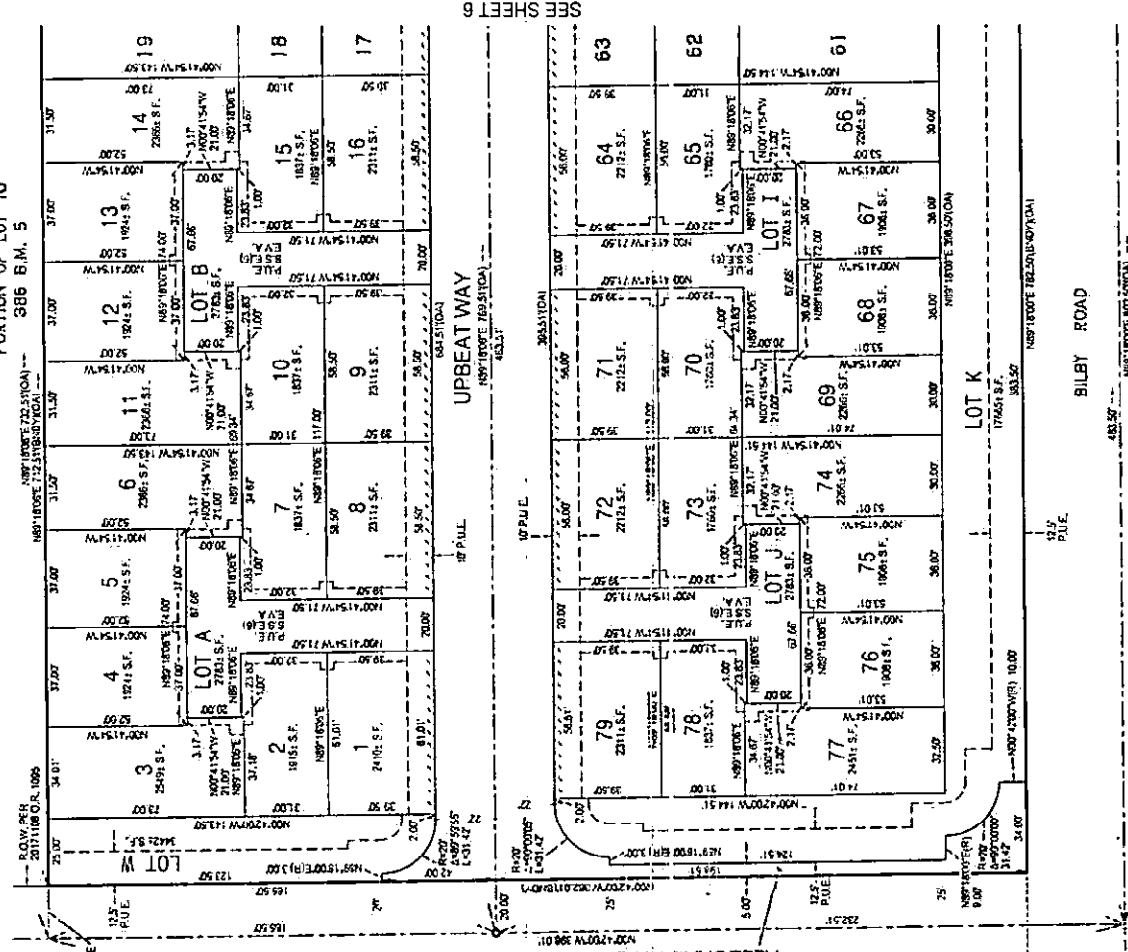
STERLING MEADOWS UNIT 1E
400 B.M.

50
LOCATION OF 3" IRON PIPE
TO BE SET OR FOUND INDICENT
PER 306 B.M. 1

ROW PER
20171108 D.R. 1095

100 PER
306 B.M. 5

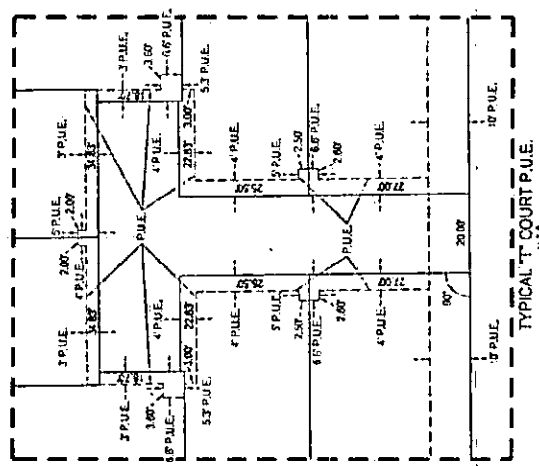
PORTION OF LOT 10
386 B.M. 5



SEE SHEET B

LOT 9
386 P.M. 5

SEE SHEET 3 FOR NOTES,
LEGEND, REFERENCES &
BASIS OF BEARINGS



SCALE: 1"=30'

SUBMISSION NO. 01-130.01FS
STERLING MEADOWS
UNIT 1F - SOUTH

BEING A PORTION OF LOT 10 OF THE STERLING MEADOWS LARGE LOT
PHASE 2 MAP SUBDIVISION NO. 01-130-02 FILED FOR RECORD IN BOOK 386
OF MAPS AT PAGE 5, S.C.R. LOCATED WITHIN THE
SOUTHEAST ONE-QUARTER OF SECTION 12 & NORTHEAST ONE-QUARTER
OF SECTION 13, T14N, R13E, M10N.

CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
Mackay & Soms
PLANNERS ARCHITECTS ENGINEERS
1000 F STREET, SUITE 100, ELK GROVE, CA 95757
SHEET 5 OF 6 JUNE 2018 27113.DWG

**SUBDIVISION NO. 01-130.01FS
STERLING MEADOWS
UNIT 'F' - SOUTH**

BEING A PORTION OF LOT 10 OF THE STERLING MEADOWS LARGE LOT
PHASE 2 MAP SUBDIVISION NO. 01-130.07 FILED FOR RECORD IN BOOK 388
OF MAPS AT PAGE 5, 3 C.R. LOCATED WITHIN THE
SOUTHEAST ONE-QUARTER OF SECTION 17 & NORTHEAST ONE-QUARTER
OF SECTION 13 T6N, 13E, 30M.

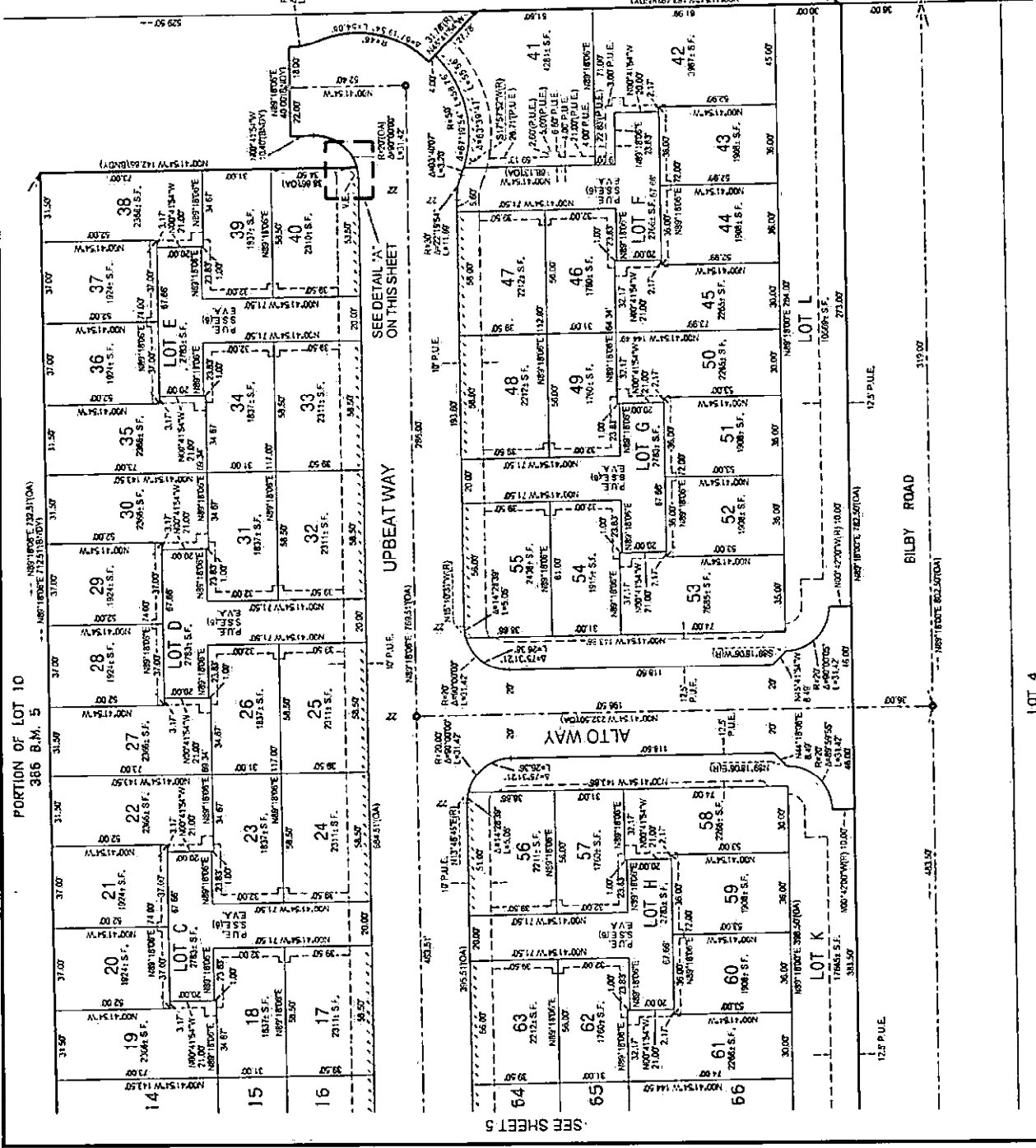
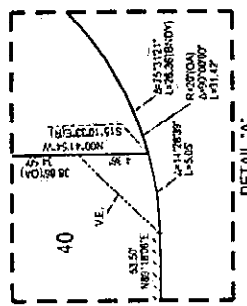
CITY OF ELK GROVE • SACRAMENTO COUNTY • CALIFORNIA
MACKAY & SOMPS
REGISTERED PROFESSIONAL LAND SURVEYORS
1000 W. ELK GROVE AVENUE, SUITE 100, ELK GROVE, CA 95751
TEL: 916.487.1100 FAX: 916.487.1101

SHEET 6 OF 6 27113 DIF



LOT E
372 P.M. 27

SEE SHEET 3 FOR NOTES, LEGEND,
REFERENCES & BASIS OF BEARINGS



LOT 4
386 P.M. 5

LOCATION OF PLUG
STAMPED 15 P.M.
PER 377 B.M. 27

SEE SHEET 5

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2018-136**

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

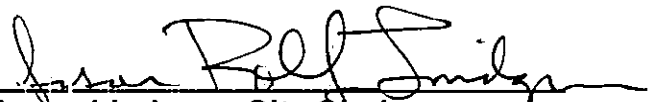
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on June 27, 2018 by the following vote:

AYES: **COUNCILMEMBERS:** *Ly, Suen, Detrick, Hume*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *Nguyen*



Jason Lindgren, City Clerk
City of Elk Grove, California