

**RESOLUTION NO. 2017-095**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING A FINAL MAP FOR SUBDIVISION NO. 13-056, SHELDON  
CROSSROADS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE  
SUBDIVISION IMPROVEMENT AGREEMENT AND TO EXECUTE DEEDS TO THE  
SACRAMENTO COUNTY WATER AGENCY AND THE SACRAMENTO COUNTY  
SEWER DISTRICT**

**WHEREAS**, the City of Elk Grove (City) approved the Tentative Map and Design Review for the Sheldon Crossroads Project (EG-13-056) (Project) on April 3, 2014; and

**WHEREAS**, consistent with the approved Tentative Map, Western Pacific Housing Inc. a Delaware Corporation, has submitted to the City for approval a Final Map for Subdivision No. 13-056, Sheldon Crossroads; and

**WHEREAS**, staff has reviewed the proposed Final Map and finds it to be technically correct and that all applicable Final Map Conditions of Approval have been substantially satisfied; and

**WHEREAS**, consistent with the Conditions of Approval, the City has agreed to grant easements over Lot "A" to the Sacramento County Water Agency (SCWA) and the Sacramento Area Sewer District (SASD) for sewer and water connections, and to dedicate a portion of Lot "A" for emergency access purposes to the Project; and

**WHEREAS**, a Subdivision Improvement Agreement has been approved by the City Attorney and bonds have been posted to the City for the construction of the required improvements; and

**WHEREAS**, the City has determined that 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 is attached hereto.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Elk Grove that:

- 1) 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
- 2) The location and configuration of the lots to be created by Subdivision No. 13-056, Sheldon Crossroads, substantially comply with the previously-approved Tentative Map; and
- 3) The City Council of the City of Elk Grove, pursuant to Government Code Section 66458, hereby approves the Final Map for Subdivision No. 13-056, Sheldon Crossroads, a copy of which is attached as Exhibit A and made part of this Resolution; and

- 4) The City Manager is authorized to execute the Subdivision Improvement Agreement in substantially the form presented and directs the City Clerk to transmit the Final Map to the County Recorder of the County of Sacramento for filing; and
- 5) The City Manager is authorized to execute a Grant of Easement, attached hereto as Exhibit B, to the Sacramento County Water Authority, for the purpose of water connections; and directs the City Clerk to transmit the Grant of Easement to the agency for acceptance by its Board; and
- 6) The City Manager is authorized to execute a Grant of Easement, attached hereto as Exhibit C, to the Sacramento Area Sewer District for the purpose of sewer connections, and directs the City Clerk to transmit the Grant of Easement to the agency for acceptance by its Board.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 26<sup>th</sup> day of April 2017.




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. 13-056 SHELTON CROSSROADS, AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING: THE REAL PROPERTY DESCRIBED BELOW IS GRANTED IN FEE SIMPLE TO THE CITY OF ELK GROVE.

LOTS A, B AND C.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS: TO THE CITY OF ELK GROVE FOR PUBLIC USE KOSSUM WAY, RICK CHABMAN WAY, RAFFINATO WAY AND RAFFINATO COURT. WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLINERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS; FOR "ELECTRICITY, TELEPHONE" AND "TELEVISION SERVICES" TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO; AND FOR "PUBLIC UTILITY" PURPOSES, THOSE STRIPS OF LAND LYING ADJACENT TO THE PUBLIC STREETS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUE).

AN EMERGENCY VEHICLE ACCESS DASEMENT FOR INGRESS/EGRESS AND USE BY PUBLIC AGENCIES IN RESPONSE TO LAW ENFORCEMENT, FIRE, MEDICAL, OR OTHER DISASTER EMERGENCIES ON, OVER, AND ACROSS THAT STRIP OF LAND SHOWN HEREON, AND DESIGNATED "EMERGENCY VEHICLE ACCESS EASEMENT" (EVAE).

TO THE CITY OF ELK GROVE AN EASEMENT FOR VISIBILITY 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 PARALLEL SURFACE WITHIN THE AREA OVER AND ACROSS THAT LAND DESIGNATED HEREON AS "VISIBILITY EASEMENT" (VE).

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 OVER LOTS 14, 40, 45, 46, 52, 53, 60, 61 AND 66 DELINEATED HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHT LINE" (NIGREL).

WESTERN PACKAGING, INC.  
A DELAWARE CORPORATION

BY: \_\_\_\_\_ NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENTS**

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

STATE OF CALIFORNIA } SS  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME \_\_\_\_\_

A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ WHO PROVIDED 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.

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

WITNESS MY HAND: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

COUNTY OF: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NO.: \_\_\_\_\_

SEE SHEET 2 FOR SIGNATURE OMISSIONS.

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP OF SUBDIVISION NO. 13-056 SHELTON CROSSROADS AND FIND THAT IT SUBSTANTIALLY CONFORMS WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON APRIL 3, 2014 AND ANY APPROVED ALTERATIONS THEREOF THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



ROBERT K. MUROOCH  
PROFESSIONAL ENGINEER  
P.E. NO. 4764  
CITY OF ELK GROVE  
EXPIRATION DATE: 12-31-17  
DATE \_\_\_\_\_

**CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE SUBDIVISION NO. 13-056 SHELTON CROSSROADS, AND FIND IT TO BE TECHNICALLY CORRECT.



RAYMOND MICHAEL MANGER  
REGISTERED SURVEYOR  
L.S. NO. 5154  
REGISTRATION EXPIRES: 06-30-17  
DATE \_\_\_\_\_

**CITY CLERK'S STATEMENT**

JASON UNDEREN, 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. 13-056 SHELTON CROSSROADS AND ACCEPTED THE PUBLIC SIMPLE LOTS A THROUGH C, INCLUSIVE, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT STREET, A, KOSSUM WAY, RICK CHABMAN WAY, RAFFINATO WAY AND RAFFINATO COURT, AND PUBLIC UTILITY STREET PURPOSES, ACCEPTED THE EASEMENTS, PUBLIC UTILITY, VISIBILITY EASEMENT AND DESIGNATED "NO INGRESS OR EGRESS RIGHT LINE" AND ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS ALL AS OFFERED HEREON.



JASON UNDEREN, CITY CLERK  
CITY OF ELK GROVE, CALIFORNIA  
DATE: \_\_\_\_\_

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF MAPS AT PAGE \_\_\_\_\_ AT \_\_\_\_\_ THE REQUEST OF STEWART, TITLE, TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON \_\_\_\_\_ FILE IN THIS OFFICE.

RECORDED AT SACRAMENTO COUNTY  
STATE OF CALIFORNIA  
DOCUMENT NO.: \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY  
FEE: \$ \_\_\_\_\_

**SUBDIVISION NO. 13-056  
SHELTON CROSSROADS**  
A PORTION OF SECTION 23, T7N., R5E., M11E., S4M., CITY OF ELK GROVE,  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

MARCH 2017



WOOD-RODGERS  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
3301 G ST., Bldg. 100-B Sacramento, CA, 95818 Tel: 916.341.7780 Fax: 916.341.7787

Sheet 1 of 4  
121206

**LEGEND**

- ① SET 3/4" IRON PIPE TAPPED L.S. 8067
- ② 2-1/2" BRASS DISK IN MONUMENT WELL TO BE SET STAMPED L.S. 8067
- ③ FOUND MONUMENT AS NOTED
- ④ FOUND 3/4" IRON PIPE WITH NO TAG. ACCEPTED PER 258 B.M. 7
- ⑤ CENTERLINE
- ⑥ NOS STATION
- ⑦ OVERALL
- ⑧ OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.R. PUBLIC UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT
- WLE WATER LINE EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- SF± SQUARE FEET
- (R) RADIAL LINE
- VE VELOCITY EASEMENT
- ||||| NO IMPROVE OR EGRESS RIGHTS
- ⑨ SHEET INDEX

**NOTES**

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. 5/8" REBAR WITH CAP STAMPED 75 8007 WILL BE SET AT ALL REAR FOOT CORNERS, ALONG WITH ALL LOT LINE ANGLE POINTS OR AT 2.00 FOOT PROJECTION ALONG LOT LINES ADJACENT TO WALLS (2.00 FOOT BY 2.00 FOOT OFFSET FOR ANGLE POINTS ADJACENT TO CURVED WALLS). CAP STAMPS WILL BE BRASS DISK STAMPED 75 8007 AT A 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO THE SIDEWALK.

**BASIS OF BEARINGS**

THIS SURVEY IS BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 10, EPOCH 1987.30. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN N.C.S. CONTROL MARKS 722 AND 723. CONTROL POINTS, DISTANCES, SHOWN HEREON ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES MULTIPLY THE GROUND DISTANCE BY 0.999986000.

**SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE**

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT THE CITY OF ELK GROVE HAS REVIEWED AND APPROVED THE SUBDIVISION MAP AND THE SUBDIVISION MAP NO. 13-056 SHELDON CROSSROADS TO THE SUBDIVISION NAMED BELOW IF THE CITY OF ELK GROVE MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST OR THAT THE PROPERTY IS NOT BEING USED FOR THE PUBLIC PURPOSE FOR WHICH IT WAS DEDICATED. THE CITY OF ELK GROVE HAS REVIEWED THE SUBDIVISION MAP AND THE SUBDIVISION MAP NO. 13-056 SHELDON CROSSROADS AND HAS DETERMINED THAT THE PROPERTY IS NOT BEING USED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES.

SUBDIVIDER: WESTERN PACIFIC HOUSING, INC.  
A DELAWARE CORPORATION

ADDRESS: 6583 OWENS DRIVE  
PLEASANTON, CA 94588

PHONE NUMBER: 916-515-0122

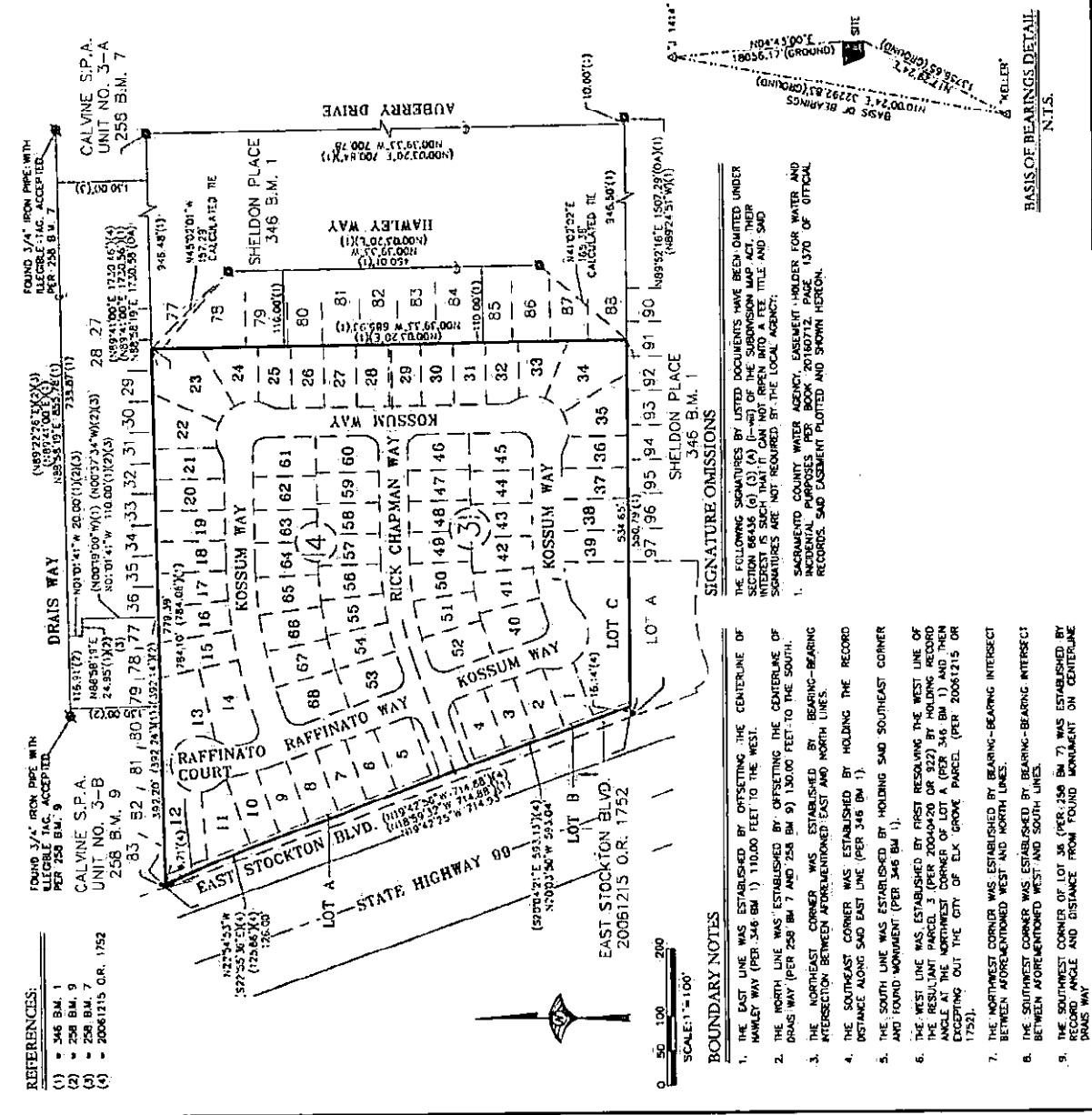
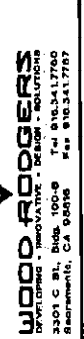
**SOILS REPORT**

A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHL & ASSOCIATES FILE NO. WKA NO. 10146.01, DATED JULY 3, 2014. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ELK GROVE.

**SUBDIVISION NO. 13-056  
SHELDON CROSSROADS**

A PORTION OF SECTION 23 T.7N., R.5E., M.D.B.M. CITY OF ELK GROVE,  
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

MARCH 2017



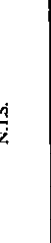
**REFERENCES:**

- (1) - 346 B.M. 1
- (2) - 258 B.M. 9
- (3) - 258 B.M. 7
- (4) - 20061215 O.R. 1752

**BOUNDARY NOTES**

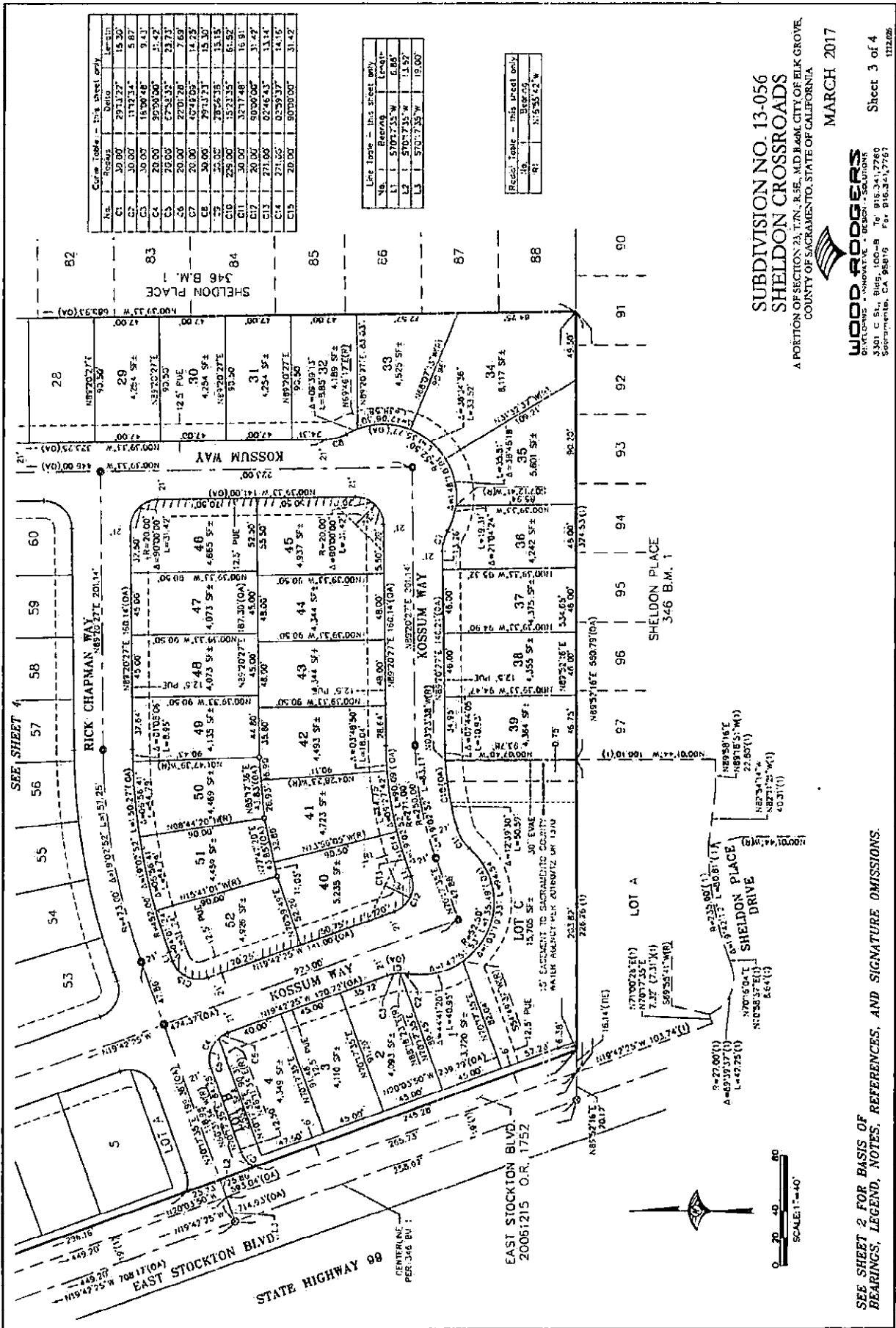
1. THE EAST LINE WAS ESTABLISHED BY OFFSETTING THE CENTERLINE OF HAMLEY WAY (PER 346 B.M. 1) 110.00 FEET TO THE WEST.
2. THE NORTH LINE WAS ESTABLISHED BY OFFSETTING THE CENTERLINE OF DRAIS WAY (PER 258 B.M. 7 AND 258 B.M. 9) 130.00 FEET TO THE SOUTH.
3. THE NORTHEAST CORNER WAS ESTABLISHED BY BEARING-BEARING INTERSECTION BETWEEN MENTIONED EAST AND NORTH LINES.
4. THE SOUTHWEST CORNER WAS ESTABLISHED BY HOLDING THE RECORD DISTANCE ALONG SAID EAST LINE (PER 346 B.M. 1).
5. THE SOUTH LINE WAS ESTABLISHED BY HOLDING SAID SOUTHWEST CORNER AND FOUND MONUMENT (PER 346 B.M. 1).
6. THE WEST LINE WAS ESTABLISHED BY FIRST RESOLVING THE WEST LINE OF THE RESULTANT PARCEL 3 (PER 20060420 O.R. 922) BY HOLDING RECORD ANGLE AT THE NORTHWEST CORNER OF LOT 346 (PER 346 B.M. 1) TO THE CENTERLINE OF THE CITY OF ELK GROVE PARCEL (PER 20061215 O.R. 1752).
7. THE NORTHWEST CORNER WAS ESTABLISHED BY BEARING-BEARING INTERSECTION BETWEEN MENTIONED WEST AND NORTH LINES.
8. THE SOUTHWEST CORNER WAS ESTABLISHED BY BEARING-BEARING INTERSECTION BETWEEN MENTIONED WEST AND SOUTH LINES.
9. THE SOUTHWEST CORNER OF LOT 36 (PER 258 B.M. 7) WAS ESTABLISHED BY ANGLE AND DISTANCE FROM FOUND MONUMENT ON CENTERLINE OF DRAIS WAY.

**BASIS OF BEARINGS DETAIL**



THE FOLLOWING SIGNATURES BY LISTED DOCUMENTS HAVE BEEN OMITTED UNDER SECTION 66477.5 (1) (A) (i)-(iii) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CAN NOT BE OPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

1. SACRAMENTO COUNTY WATER AGENCY EASEMENT HOLDERS FOR WATER AND INCIDENTAL PURPOSES PER BOOK 20180712 PAGE 1370 OF OFFICIAL RECORDS. SAID EASEMENT PLOTTED AND SHOWN HEREON.



Curve Table - this sheet only

No.	Radius	Chord	Area	Length
C1	30.00	29.1327	14.20	14.20
C2	30.00	29.1327	5.87	5.87
C3	30.00	19.9048	9.43	9.43
C4	28.00	27.9300	5.42	5.42
C5	28.00	27.9300	23.73	23.73
C6	20.00	20.0000	7.69	7.69
C7	20.00	20.0000	14.25	14.25
C8	30.00	29.1327	15.30	15.30
C9	22.00	21.6161	13.15	13.15
C10	29.00	28.7135	61.52	61.52
C11	30.00	32.7148	16.91	16.91
C12	20.00	20.0000	31.47	31.47
C13	21.00	20.4643	13.14	13.14
C14	21.00	20.4643	14.15	14.15
C15	20.00	20.0000	31.42	31.42

Line Table - this sheet only

No.	Bearing	Length
L1	S70°27'15"W	6.88
L2	S70°27'15"W	1.57
L3	S70°27'15"W	19.00

Redeem Table - this sheet only

No.	Bearing	Length
R1	S70°27'15"W	19.00

**SUBDIVISION NO. 13-056**  
**SHELDON CROSSROADS**  
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

MARCH 2017

**WOOD RODGERS**  
 SURVEYING & ENGINEERING  
 3301 C St., Suite 100-B  
 Sacramento, CA 95816  
 Tel: 916.341.7760  
 Fax: 916.341.7761

Sheet 3 of 4

SEE SHEET 4

LOT A

LOT B

LOT C

LOT D

LOT E

LOT F

LOT G

LOT H

LOT I

LOT J

LOT K

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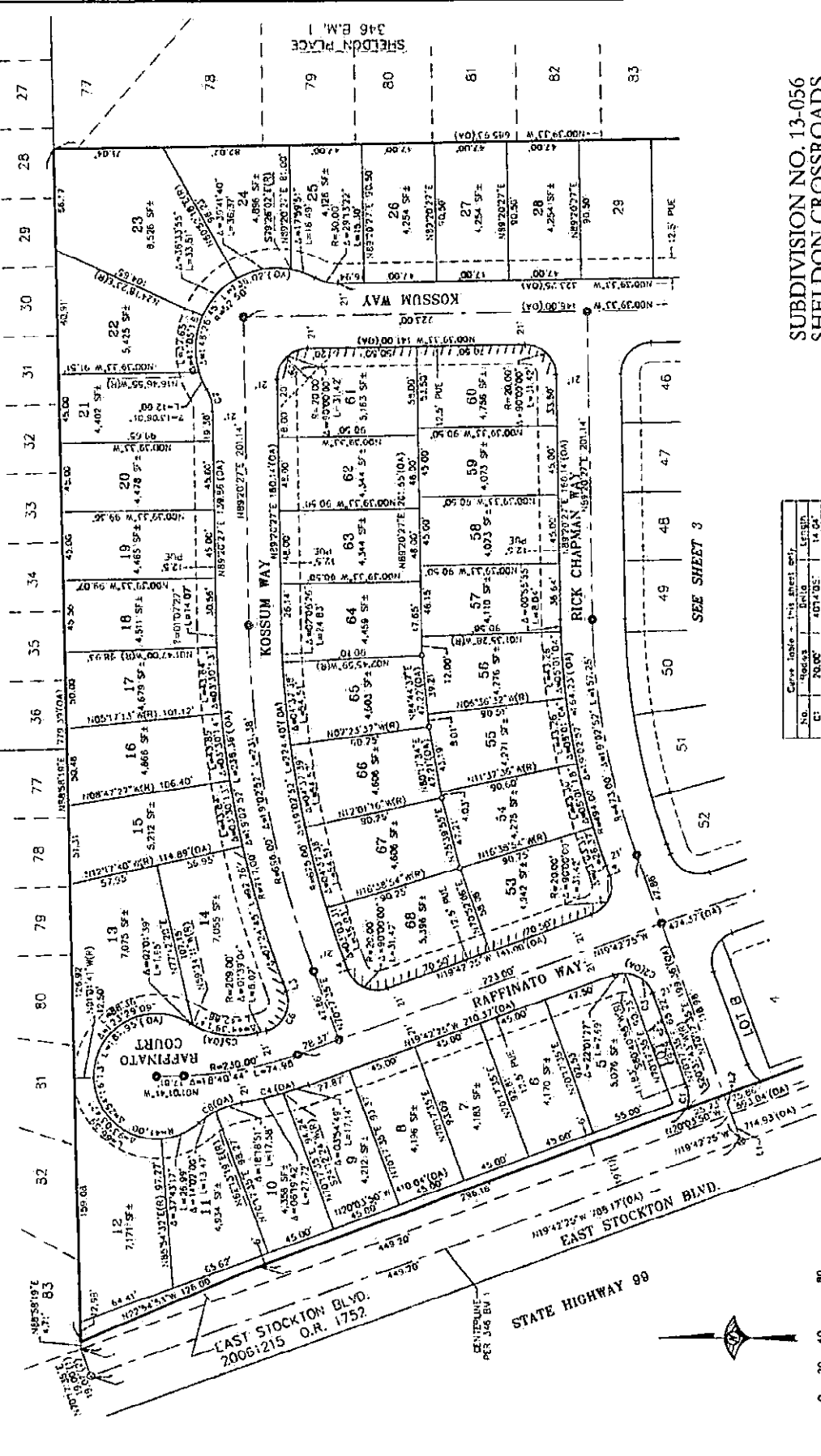
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CALVINE S.P.A. UNIT NO. 3-A 258 B.M. 7

CALVINE S.P.A. UNIT NO. 3-B 258 B.M. 9



Curve Table - this sheet only

No.	Radius	Chord	Length
C1	70.00'	407.125'	14.64'
C2	70.00'	300.000'	31.42'
C3	70.00'	675.823'	23.72'
C4	75.00'	1014.31'	44.87'
C5	55.00'	494.053'	37.25'
C6	70.00'	339.956'	15.30'
C7	50.00'	293.723'	15.30'
C8	55.00'	372.251'	31.65'

Line Table - this sheet only

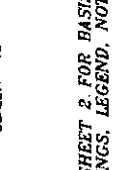
No.	Bearing	Length
L1	S79°17.55'W	19.00'
L2	S70°17.55'W	13.52'
L3	S79°17.55'W	8.44'
L4	S79°17.55'W	6.82'

**SUBDIVISION NO. 13-056**  
**SHELDON CROSSROADS**  
 A PORTION OF SECTION 24, T. 1N., R. 5E., MID. B.M., CITY OF ELK GROVE,  
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA  
**MARCH 2017**

**WOOD RODGERS**  
 REGISTERED PROFESSIONAL ENGINEER - DESIGN - SURVEYOR  
 3301 C St., Suite 100-B Tel: 916.341.7780  
 Sacramento, CA 95816 Fax: 916.341.7767

Sheet 4 of 4  
 1211028

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



WHEN RECORDED RETURN TO:

EXHIBIT B

REAL ESTATE DIVISION COUNTY OF SACRAMENTO  
3711 Branch Center Road  
Sacramento, CA 95827  
Mail Code 63-002

No-Fee Document- Per Government Code 27383  
No Document Transfer Tax- Per R. & T Code 11922

Okay to Accept by

Signature & Date: \_\_\_\_\_

Print Name & Dept: \_\_\_\_\_

APN: \_\_\_\_\_

Project Name & Dept: \_\_\_\_\_ THIS SPACE FOR RECORDER'S USE ONLY

**EASEMENT FOR WATER PIPELINE**

**City of Elk Grove, A Municipal Corporation**

do(es) hereby grant to the Sacramento County Water Agency, a statutorily created district operating under the authority of and pursuant to the provisions of the Sacramento County Water Agency Act (California Water Code- Appendix, Chapter 66, commencing at Section 66-1 et seq.), (hereinafter referred to as "SCWA"), for the purpose of installation, construction, reconstruction, maintenance, repair, and operation of water pipelines, and related appurtenances and work auxiliary thereto, a water pipeline easement over that certain real property in the County of Sacramento, State of California, bounded and described as follows, to-wit:

SEE EXHIBITS "A" and "B" attached hereto and made a part hereof;

together with the perpetual right and privilege of flowing water in, through, and along said pipeline in such amounts and at such times as SCWA shall deem necessary, and the perpetual right of ingress to and egress from said property, for the purpose of exercising and performing all of the rights and privileges herein granted.

To the fullest extent permitted by law, SCWA shall indemnify, protect, defend, and hold harmless City, its officers, officials, agents, employees and volunteers from and against any and all claims, damages, demands, liability, costs, losses and expenses, including without limitation, court costs and reasonable attorneys' and expert witness' fees, arising out of any failure to comply with applicable law, any injury to or death of any person(s), damage to property, loss of use of property, economic loss or otherwise arising out of the performance of the work described in this easement and for any damage to the City's basin, to the extent caused by a negligent act or negligent failure to act, errors, omissions, recklessness or willful misconduct incident to the performance of water pipeline work performed by SCWA, except such loss or damage which was caused by the sole negligence or willful misconduct of the City.

Any water pipeline purposes work shall not interfere in any way with the City's detention basin. Any damage to the City's detention basin as a result of any water pipeline purpose shall be the financial responsibility of SCWA. Any right obtained in this easement shall not supersede the City's superior fee title right and right at all times to maintain the basin in good working order.

**Warrant of Signature Authority.** The Grantor warrants the signature appearing on this instrument of real property (i.e. Easement Deed, Grant Deed, Quit Claim Deed) has the legal and requisite signatory authority for the conveyance of Grantor's real property interest. Further, the Parties acknowledge and agree that this Grantee, which is a public entity, is relying on said Warrant of Signature Authority when accepting this real property instrument for recordation.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

City of Elk Grove, A Municipal Corporation

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

**CALIFORNIA ALL-PURPOSE 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 \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_, notary public,  
date name of notary officer

personally appeared \_\_\_\_\_,  
name(s) of signor(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 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 of Notary

-----OPTIONAL SECTION-----

**CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)

Title(s)

- PARTNER(S)     LIMITED

- GENERAL

- ATTORNEY-IN-FACT

- TRUSTEE(S)

- GUARDIAN/CONSERVATOR

- OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**  
 Name of Person(s) or entity(ies)

\_\_\_\_\_

\_\_\_\_\_

OPTIONAL SECTION:

TITLE OR TYPE OF DOCUMENT: \_\_\_\_\_

DATA REQUESTED HERE IS NOT REQUIRED BY LAW.

NUMBER OF PAGES \_\_\_\_\_ DATE \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

\*\*\*\*\*

**CERTIFICATE OF ACCEPTANCE**  
 Sacramento County Water Agency

This is to certify that the interest in real property conveyed by the within deed, the provisions of which are incorporated by this reference as though fully set forth in this Certification, to the Sacramento County Water Agency, a statutorily created district operating under the authority of and pursuant to the provisions of the Sacramento County Water Agency Act (California Water Code – Appendix, Chapter 66, commencing at Section 66-1 et seq.), is hereby accepted by the undersigned officer pursuant to authority conferred by Resolution No. WA-2789 of the Board of Directors of said Agency adopted on January 11, 2011, and the Grantee consents to recordation thereof by its duly authorized officer.

\_\_\_\_\_  
 Director of General Services

\_\_\_\_\_  
 Date

\*\*\*\*\*



**EXHIBIT 'A'**  
**SHELDON CROSSROADS**  
**LEGAL DESCRIPTION**  
**15' WATER LINE EASEMENT**

Being a portion of Lot A of that certain Map of Sheldon Place, filed in Book 346 of Maps, at Page 1, Sacramento County Records, and located in the City of Elk Grove, County of Sacramento, State of California, more particularly described as follows:

**COMMENCING** at the northeasterly corner of said Lot A; thence along the north line of said Lot A, South 89°52'16" West, a distance of 0.67 feet to the **TRUE POINT OF BEGINNING**; thence leaving said **TRUE POINT OF BEGINNING**, South 00°07'40" East, a distance of 100.10 feet to a point on the northerly right-of-way line of Sheldon Place Drive as shown on said Map;

Thence along said northerly right-of-way line, South 89°58'16" West, a distance of 15.00 feet;

Thence leaving said right-of-way line, North 00°07'40" West, a distance of 100.07 feet, to a point on said north line;

Thence along said north line of Lot A, North 89°52'16" East, a distance of 15.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,501 square feet or 0.03 acres, more or less.

*See Exhibit 'B', plat to accompany description, attached hereto and made a part hereof.*

The Basis of bearings for this description is the California State Plane Coordinate System, Zone 2, NAD83, Epoch date 1997.30, as measured between NGS stations "Keller" and "J1414". Said bearing is taken to bear North 10°00'24" East. All distances and areas presented herein are ground data.

June 23, 2016

END OF DESCRIPTION



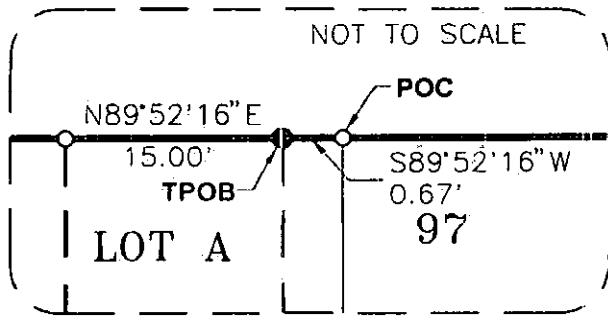
PREPARED BY WOOD RODGERS, INC.  
SACRAMENTO, CALIFORNIA

SHEET 1 OF 1

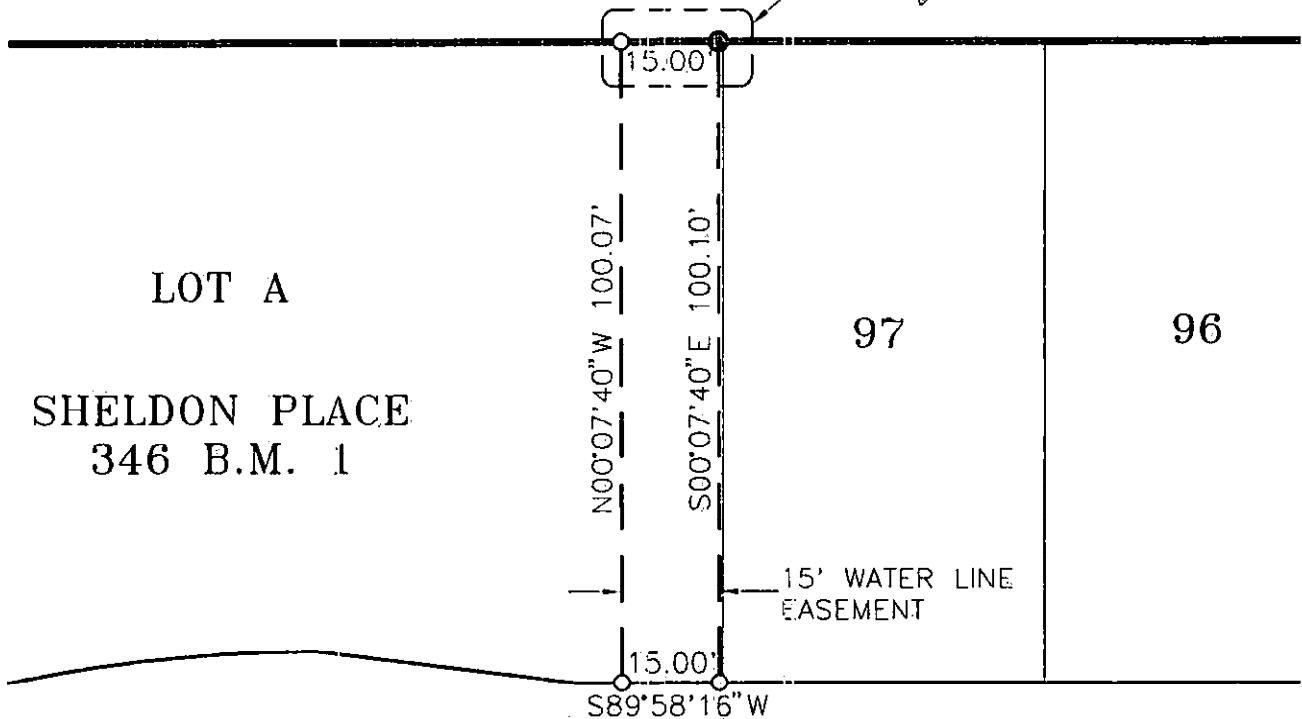
**EXHIBIT 'B'**

PLAT TO ACCOMPANY  
DESCRIPTION

SHELDON CROSSROADS  
15' WATER LINE EASEMENT  
CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA



RESULTANT PARCEL 3  
20041025 O.R. 1537



**SHELDON PLACE DRIVE**



10/31/16



**WOOD RODGERS**  
DEVELOPING • INNOVATIVE • DESIGN • SOLUTIONS

3301 C St., Bldg. 100-B Tel 916.341.7760  
Sacramento, CA 95816 Fax 916.341.7767

JUNE 23, 2016

1212.026 SHEET 1 OF 1



SCALE: 1" = 30'

WHEN RECORDED RETURN TO:  
REAL ESTATE DIVISION  
COUNTY OF SACRAMENTO  
3711 Branch Center Road  
Sacramento, CA 95827  
Mail Code 63-002

No Fee Document - Per Government Code 27383  
No Document Transfer Tax - Per R & T Code 11922

Okay to Accept

Name/Date: \_\_\_\_\_

Print Name & Dept: \_\_\_\_\_

APN: \_\_\_\_\_

Project Name & Dept: \_\_\_\_\_ (SASD) THIS SPACE FOR RECORDER'S USE ONLY

**EASEMENT FOR SEWER**

**City of Elk Grove, a Municipal Corporation**

(hereinafter referred to as "GRANTOR"), do(es) hereby grant to the Sacramento Area Sewer District, a county sanitation district formed pursuant to and operating under the authority of the County Sanitation District Act, commencing at Health and Safety Code section 4700, (hereinafter referred to as "SASD"), an easement, for sewer purposes, (hereinafter referred to as "Easement"), inclusive of digging, constructing, reconstructing, repairing, operating, upgrading and forever maintaining sanitary sewer pipelines, of such dimensions as SASD shall deem necessary, together with all necessary appurtenances, including the right to excavate, construct, reconstruct, repair, operate, upgrade and forever maintain said facilities appertaining thereto, including a perpetual right of way over, under, upon and across all that real property, (hereinafter referred to as "Easement Area"), situated in the County of Sacramento, State of California, described as follows:

**SEE EXHIBITS "A" and "B" attached hereto and made a part hereof;**

Together with the perpetual right of ingress and egress from said Easement Area, for the purpose of exercising and performing all of the rights and privileges herein granted.

To the fullest extent permitted by law, SASD shall indemnify, protect, defend, and hold harmless City, its officers, officials, agents, employees and volunteers from and against any and all claims and lawsuits, damages, demands, liability, costs, losses and expenses, including without limitation, court costs and reasonable attorneys' and expert witness fees, arising out of any failure to comply with applicable law, any injury to or death of any person(s), damage to property, loss of use of property, economic loss or otherwise arising out of the performance of the work described in this easement, to the extent caused by a negligent act or negligent failure to act, errors, omissions, recklessness or willful misconduct incident to the performance of sanitary pipe work performed by SASD, except such loss or damage, to the extent, is caused by the negligence, or willful misconduct of the City.

The right to indemnity under this Section arises only upon occurrence of an event giving rise to a claim and or lawsuits and, thereafter, upon tender in writing to SASD.

Nothing in this indemnity obligation shall be construed to create any duty to, any standard of care with reference to, or any liability or obligation, contractual or otherwise, to any third party.

The provisions of this indemnity obligation shall survive the expiration or termination of the Agreement.

[Signature page follows]

RED File No. \_\_\_\_\_

LOG No. \_\_\_\_\_

[Signature page to Easement for Sewer]

**Warrant of Signature Authority.** The Grantor warrants the signature appearing on this instrument of real property (i.e. Easement Deed, Grant Deed, Quit Claim Deed) has the legal and requisite signatory authority for the conveyance of Grantor's real property interest. Further, the Parties acknowledge and agree that this Grantee, which is a public entity, is relying on said Warrant of Signature Authority when accepting this real property instrument for recordation.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2017

**City of Elk Grove, a Municipal Corporation**

**BY: Laura S. Gill, City Manager**

\_\_\_\_\_  
Laura S. Gill

\_\_\_\_\_  
Date

**CALIFORNIA ALL-PURPOSE 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 \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_, notary public,  
date name of notary 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 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 of Notary

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)

- Title(s)
- PARTNER(S)   LIMITED
  - GENERAL

- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**  
Name of Person(s) or entity(ies)

\_\_\_\_\_

\_\_\_\_\_

OPTIONAL SECTION:

TITLE OR TYPE OF DOCUMENT: \_\_\_\_\_

DATA REQUESTED HERE IS NOT REQUIRED BY LAW.

NUMBER OF PAGES \_\_\_\_\_ DATE \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE: \_\_\_\_\_

\*\*\*\*\*

**CERTIFICATE OF ACCEPTANCE**  
Sacramento Area Sewer District

This is to certify that the interest in real property conveyed by the within deed, the provisions of which are incorporated by this reference as though fully set forth in this Certification, to the Sacramento Area Sewer District, a county sanitation district formed pursuant to and operating under the authority of the County Sanitation District Act, commencing at Health and Safety Code section 4700, is hereby accepted by the undersigned officer pursuant to authority conferred by Resolution No. SD-0202 of the Board of Directors of said District adopted on October 22, 2014 and the Grantee consents to recordation thereof by its duly authorized officer.

\_\_\_\_\_  
SASD Director of Operations

\_\_\_\_\_  
Date

\*\*\*\*\*

**EXHIBIT 'A'**  
**SHELDON CROSSROADS**  
**LEGAL DESCRIPTION**  
**20' SANITARY SEWER EASEMENT**

Being a portion of Lot A of that certain Map of Sheldon Place, filed in Book 346 of Maps, at Page 1, Sacramento County Records, and located in the City of Elk Grove, County of Sacramento, State of California, more particularly described as follows:

**COMMENCING** at the northeasterly corner of said Lot A; thence along the north line of said Lot A, South 89°52'16" West, a distance of 8.42 feet to the **TRUE POINT OF BEGINNING**; thence leaving said **TRUE POINT OF BEGINNING**, South 00°07'40" East, a distance of 100.09 feet to a point on the northerly right-of-way line of Sheldon Place Drive as shown on said Map;

Thence along said northerly right-of-way line the following two (2) courses:

1. South 89°58'16" West, a distance of 14.35 feet;
2. North 82°54'14" West, a distance of 5.69 feet;

Thence leaving said northerly right-of-way line, North 00°07'40" West, a distance of 99.34 feet, to a point on said north line of Lot A;

Thence along said north line of said Lot A, North 89°52'16" East, a distance of 20.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,999 square feet or 0.05 acres, more or less.

*See Exhibit 'B', plat to accompany description, attached hereto and made a part hereof.*

The Basis of bearings for this description is the California State Plane Coordinate System, Zone 2, NAD83, Epoch date 1997.30, as measured between NGS stations "Keller" and "J1414". Said bearing is taken to bear North 10°00'24" East. All distances and areas presented herein are ground data.

August 7, 2015

END OF DESCRIPTION



PREPARED BY WOOD RODGERS, INC.  
SACRAMENTO, CALIFORNIA

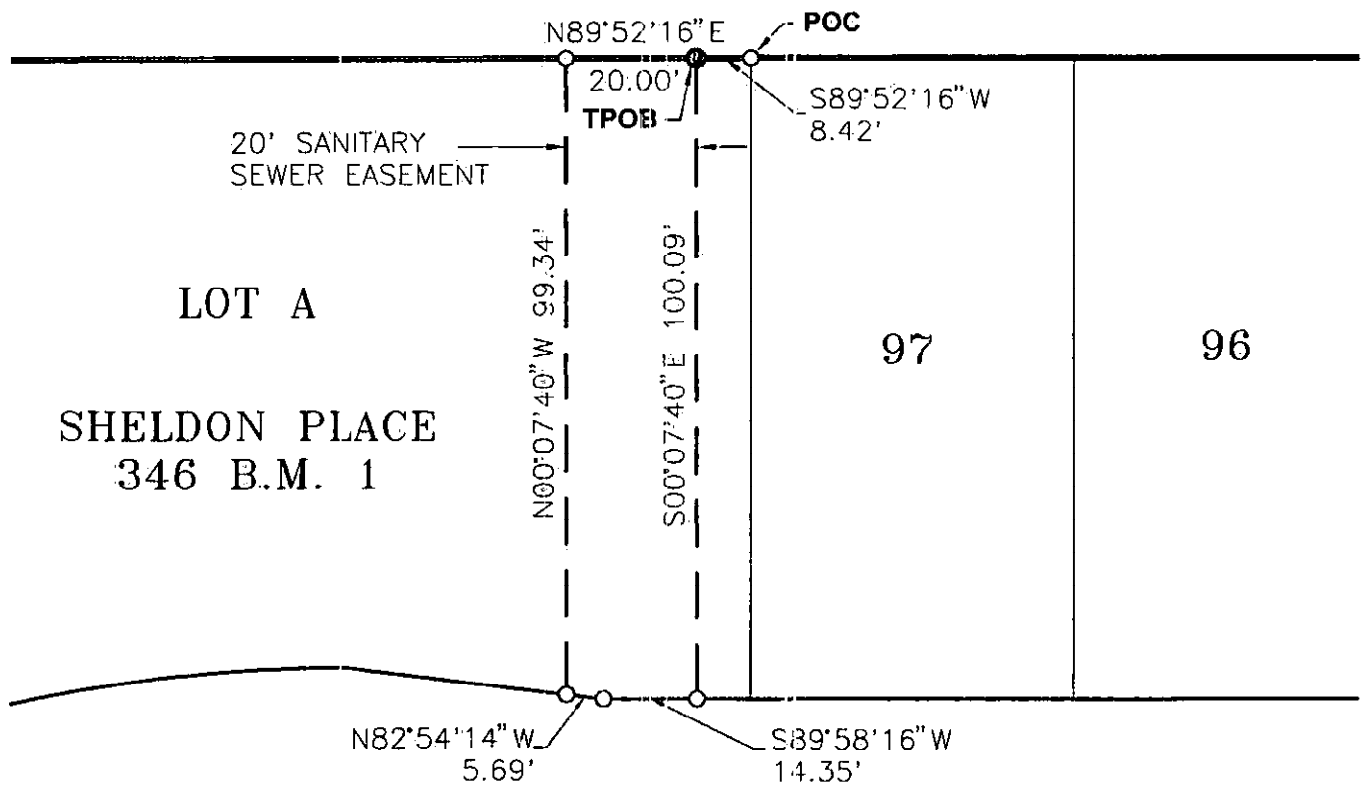
SHEET 1 OF 1

**EXHIBIT 'B'**

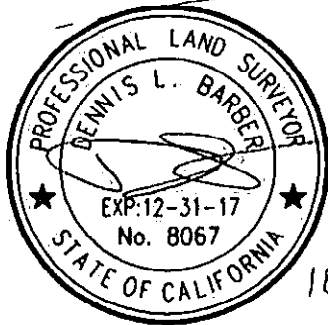
PLAT TO ACCOMPANY  
DESCRIPTION

SHELDON CROSSROADS  
20' SANITARY SEWER EASEMENT  
CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA

RESULTANT PARCEL 3  
20041025 O.R. 1537



**SHELDON PLACE DRIVE**



10/31/16



SCALE: 1"=30'



**WOOD RODGERS**  
DEVELOPING • INNOVATIVE • DESIGN • SOLUTIONS

3301 C St., Bldg. 100-B  
Sacramento, CA 95816

Tel 916.341.7760  
Fax 916.341.7767

AUGUST 7, 2015

1212.026 SHEET 1 OF 1

**CERTIFICATION  
ELK GROVE CITY COUNCIL RESOLUTION NO. 2017-095**

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

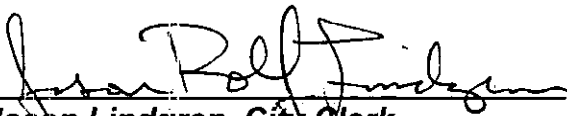
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on April 26, 2017 by the following vote:*

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

**NOES:**        **COUNCILMEMBERS:**     *None*

**ABSTAIN:**   **COUNCILMEMBERS:**     *None*

**ABSENT:**     **COUNCILMEMBERS:**     *Nguyen*

  
\_\_\_\_\_  
**Jason Lindgren, City Clerk  
City of Elk Grove, California**