

## RESOLUTION NO. 2024-120

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE FINAL MAP FOR TELOS GREENS SUBDIVISION (SUBDIVISION NO. 21-017) AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)

**WHEREAS**, the City of Elk Grove City Council approved the Tentative Subdivision Map (TSM) and Design Review for Subdivision Layout for the Telos Greens Subdivision Project on April 7, 2022; and

**WHEREAS**, staff has reviewed the Final Map for Telos Greens Subdivision (Subdivision No. 21-017) and finds it technically correct and that all applicable Final Map conditions of approval have been satisfied; and

**WHEREAS**, a Subdivision Improvement Agreement (SIA) for the Final Map has been approved as to form by the City Attorney and bonds have been posted to the City for the construction of the required improvements. While the SIA has already been executed by all parties, it will not be recorded until approved by the City Council by this resolution; and

**WHEREAS**, 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 will be filed with the Sacramento County after the filing of this map.

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

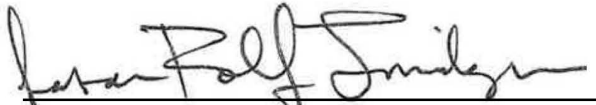
- 1) Finds the location and configuration of the lots to be created by the Final Map for Telos Greens Subdivision (Subdivision No. 21-017) substantially comply with the previously approved Tentative Subdivision Map; and
- 2) Finds the Final Map is statutorily exempt from the California Environmental 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
- 3) Pursuant to Government Code Section 66458, approves the Final Map for Telos Greens Subdivision (Subdivision No. 21-017), a copy of which is hereby attached as Exhibit A and made part of this Resolution and directs the City Clerk to transmit the Final Map to the County Recorder of the County of Sacramento for filing; and
- 4) Authorizes the City Manager to execute the Subdivision Improvement Agreement by and between the City of Elk Grove and Taylor Morrison of California, in substantially the form presented.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 24<sup>th</sup> day of July 2024



BOBBIE SINGH-ALLEN, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,  
CITY ATTORNEY



# EXHIBIT A

## SUBDIVISION NO. 21-017 TELOS GREENS

BEING A SUBDIVISION OF PARCEL B AS SHOWN ON CERTAIN PARCEL MAP FILED OCTOBER 27, 1981, IN BOOK 67 OF PARCEL MAPS, AT PAGE 19, SACRAMENTO COUNTY RECORDS BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.M.  
CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



SAN RAMON ▪ (925) 866-0322  
ROSEVILLE ▪ (916) 788-4466  
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APRIL 2024

### OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP "SUBDIVISION NO. 21-017, TELOS GREENS" AND OFFERS FOR DEDICATION AND DOES DEDICATE THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS GRANTED IN FEE SIMPLE TO THE CITY OF ELK GROVE: LOTS B THROUGH G, INCLUSIVE.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENT FOR PUBLIC PURPOSES:

TO THE CITY OF ELK GROVE FOR PUBLIC USE, BILBY ROAD, ANGSLEY DRIVE, GWNN CIRCLE, MONTEREY PEBBLE WAY, AND GIANNIS COURT WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

AN EASEMENT FOR PURPOSES OF INSTALLING, REPLACING AND MAINTAINING PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, STORM DRAINAGE, GAS, ELECTRICITY, TELEPHONE, TELEVISION, ELECTROLIERS, POLES, OVERHEAD LINES AND ANY OTHER APPURTENANCES THERETO, OVER, ACROSS, THROUGH AND UNDER THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE)

AN EASEMENT FOR CONSTRUCTING AND MAINTAINING SIDEWALKS AND PEDESTRIAN THROUGHWAYS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS IN THOSE AREAS SHOWN HEREON AS "PEDESTRIAN ACCESS EASEMENT" (PAE)

AN EASEMENT FOR CONSTRUCTING, MAINTAINING, AND REPLACING STORM DRAIN FACILITIES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING ACCESS TO AND FROM SAID EASEMENTS IN THOSE AREAS SHOWN HEREON AS "STORM DRAIN EASEMENT" (SDE)

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" (////////)

LOT A SHALL BE DEDICATED FOR PARK PURPOSES TO COSUMNES COMMUNITY SERVICES DISTRICT (CCSD) BY SEPARATE INSTRUMENT.

TAYLOR MORRISON OF CALIFORNIA, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]  
NAME: Jay Pawlek  
TITLE: Vice President  
DATE: May 7, 2024

BY: [Signature]  
NAME: Aren Barozza  
TITLE: Vice President  
DATE: May 7<sup>th</sup> 2024

### 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 } SS.  
COUNTY OF SACRAMENTO

ON May 7, 2024, BEFORE ME, Chris A. Downum A NOTARY PUBLIC, PERSONALLY APPEARED JAY PAWLEK, 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:  
SIGNATURE: [Signature]  
NAME (PRINT): Chris A. Downum  
PRINCIPAL COUNTY OF BUSINESS: Sacramento  
MY COMMISSION NUMBER: 2421954  
MY COMMISSION EXPIRES: October 17, 2026

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COUNTY OF SACRAMENTO

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NAME (PRINT): Chris A. Downum  
PRINCIPAL COUNTY OF BUSINESS: Sacramento  
MY COMMISSION NUMBER: 2421954  
MY COMMISSION EXPIRES: October 17, 2026

### COUNTY RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS AT PAGE \_\_\_\_\_ AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS OFFICE.

DONNA ALLRED, COUNTY RECORDER  
BY: \_\_\_\_\_ FILE NO: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

# SUBDIVISION NO. 21-017 TELOS GREENS

BEING A SUBDIVISION OF PARCEL B AS SHOWN ON CERTAIN PARCEL MAP  
FILED OCTOBER 27, 1981, IN BOOK 67 OF PARCEL MAPS, AT PAGE 19, SACRAMENTO  
COUNTY RECORDS BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION  
15, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.M.  
CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



CIVIL ENGINEERS

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APRIL 2024

## 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 TAYLOR MORRISON OF CALIFORNIA, LLC, IN JULY 2023. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2026, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

5/9/2024

DATE



MARK H. WEHBER, P.L.S.  
L.S. NO. 7960

## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SUBDIVISION NO. 21-017, TELOS GREENS" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY OF ELK GROVE, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE COUNTY ORDINANCES HAVE BEEN COMPLIED WITH.

DATE



KRISTIN J. PARSONS  
CITY ENGINEER, CITY OF ELK GROVE  
R.C.E. NO. C55702  
EXPIRATION DATE: 12-31-24

## SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SUBDIVISION NO. 21-017, TELOS GREENS" AND FIND IT TO BE TECHNICALLY CORRECT.

DATE:



BY:  
JOCELYN L. LIMAS  
CITY SURVEYOR, CITY OF ELK GROVE  
L.S. NO. 9596

## CITY CLERK'S STATEMENT

I, JASON LINDGREN, 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 OF "SUBDIVISION NO. 21-017, TELOS GREENS" AND ACCEPTED THE EASEMENTS IN BILBY ROAD, ANGSLEY DRIVE, GWINN CIRCLE, MONTEREY PEBBLE WAY, AND GIANNIS COURT FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT, ACCEPTED THE FEE IN LOTS B THROUGH G, INCLUSIVE, ACCEPTED THE EASEMENTS FOR PUBLIC UTILITY PURPOSES, STORM DRAIN PURPOSES, AND PEDESTRIAN ACCESS PURPOSES, AND ACCEPTED THE DEDICATION OF INGRESS AND EGRESS RIGHTS OFFERED HEREON.

THE ABANDONMENT OF THE EASEMENT LISTED HEREIN PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE IS HEREBY APPROVED.

DATE



JASON LINDGREN  
CITY CLERK, CITY OF ELK GROVE  
CALIFORNIA

## NOTE:

1. ALL CURVE DIMENSIONS ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. INDIVIDUAL DIMENSIONS MAY NOT EQUAL TOTAL LENGTHS DUE TO ROUNDING.
3. THIS FINAL MAP CONTAINS 26.24 ACRES GROSS, CONSISTING OF 85 RESIDENTIAL LOTS AND 7 LETTERED LOTS.
4. A PRELIMINARY GEOTECHNICAL ENGINEERING REPORT FOR TELOS GREENS WAS PREPARED BY GECON CONSULTANTS IN PROJECT NUMBER S2066-03-02, DATED JUNE, 2022, AND IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ELK GROVE DEVELOPMENT SERVICES DEPARTMENT.
5. THIS PROPERTY IS SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN CONNECTION WITH THE ADOPTED TENTATIVE MAP WHICH HAVE NOT BEEN PERFORMED AT THE TIME OF FINAL MAP RECORDATION. (CONTROL NUMBER PLNP 2017-00182).
6. ALL FRONT RESIDENTIAL LOT CORNERS WITHOUT A SIDEWALK WILL BE SET ON 1.5 FOOT PROJECTION OF THE SIDE LOT LINES IN THE GUTTER PAN WITH A 1" DIAMETER BRASS DISK STAMPED "LS 7960". ALL FRONT RESIDENTIAL LOT CORNERS WITH A SIDEWALK WILL BE SET ON A 1 FOOT PROJECTION OF THE SIDE LOT LINES IN THE SIDEWALK WITH A 1" DIAMETER BRASS DISK STAMPED "LS 7960".
7. ALL REAR RESIDENTIAL LOT CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND METAL CAP STAMPED "LS 7960".
8. PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT, THIS FINAL MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING WITHIN THE BOUNDS OF THIS MAP:  
A) "DEVELOPMENT RIGHTS DEDICATED TO COUNTY OF SACRAMENTO" PER 69 PM 19, SAID OFFER ACCEPTED PER 811130 OR 0871.
- 9) ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE WAY AND AVENUE SHOWN HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY, THEN THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.



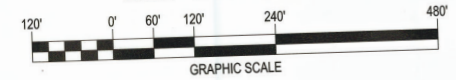
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SCALE: 1" = 120' APRIL 2024



## BASIS OF BEARINGS:

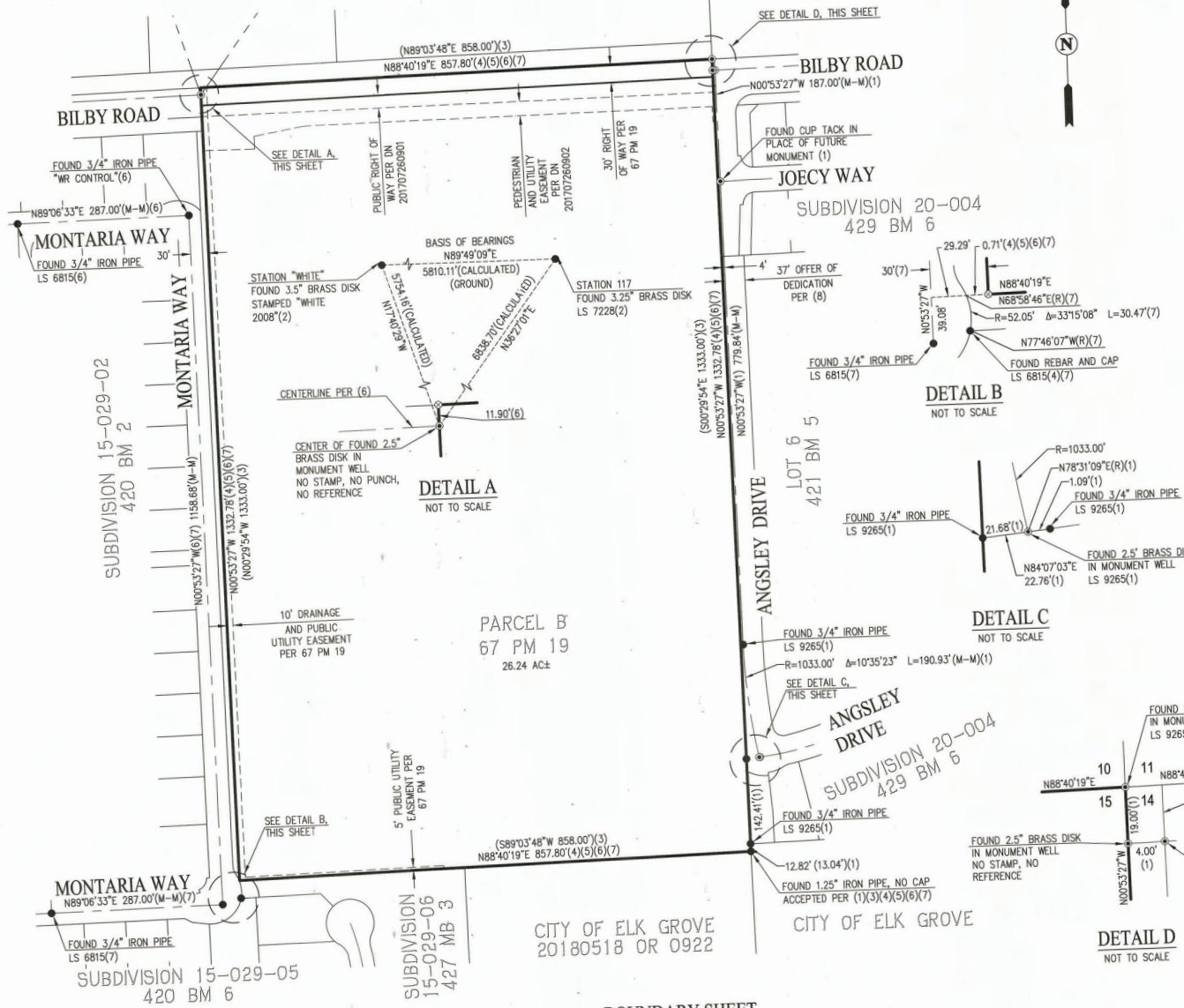
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## LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	ADJOINER LINE
	EASEMENT LINE
	CENTER LINE
	TIE LINE
	VEHICULAR ACCESS DEDICATED TO CITY
(T)	TOTAL
(R)	RADIAL
(M-CL)	MONUMENT TO CENTERLINE
(M-M)	MONUMENT TO MONUMENT
●	FOUND 2.5" BRASS DISK IN MONUMENT WELL, STAMPED LS 9625 PER (9), OR AS NOTED
●	FOUND 3/4" IRON PIPE, OR OTHER, AS NOTED
⊙	MONUMENT, SEARCHED FOR, NOT FOUND
⊙	SET 2.5" BRASS DISK IN MONUMENT WELL, STAMPED LS 7960
○	SET 1" IRON PIPE WITH CAP STAMPED "LS 7960"
PUE	PUBLIC UTILITY EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
SDE	STORM DRAIN EASEMENT

## REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) SUBDIVISION 20-004 (429 BM 6)
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- (3) PARCEL MAP (67 PM 19)
- (4) SUBDIVISION 15-029-06 (427 BM 3)
- (5) SUBDIVISION 15-029 (419 BM 11)
- (6) SUBDIVISION 15-029-02 (420 BM 2)
- (7) SUBDIVISION 15-029-05 (420 BM 6)
- (8) SUBDIVISION 20-002 (421 BM 5)



DETAIL B  
NOT TO SCALE

DETAIL C  
NOT TO SCALE

DETAIL D  
NOT TO SCALE

DETAIL A  
NOT TO SCALE

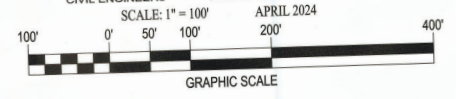
BOUNDARY SHEET

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### BASIS OF BEARINGS:

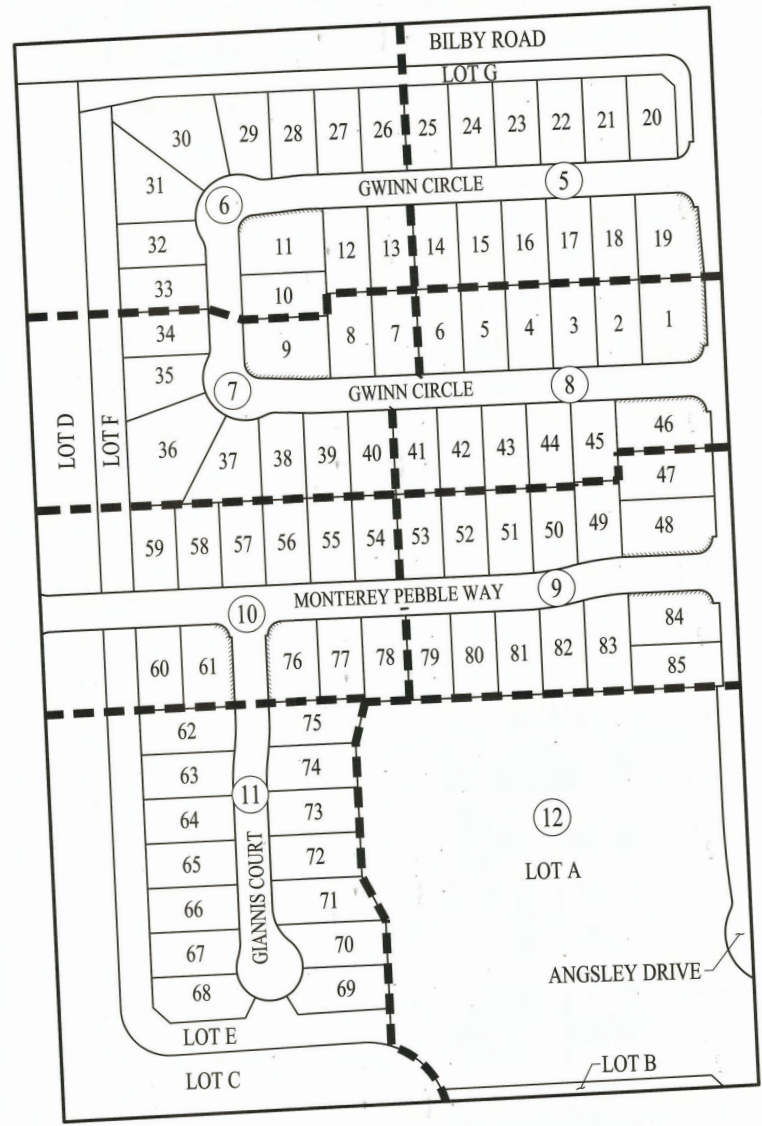
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### LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	ADJOINER LINE
	EASEMENT LINE
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PUE	PUBLIC UTILITY EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
SDE	STORM DRAIN EASEMENT
	SHEET LIMIT
(12)	SHEET NUMBER

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- (8) SUBDIVISION 20-002 (421 BM 5)





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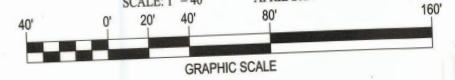


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SCALE: 1" = 40'

APRIL 2024



## BASIS OF BEARINGS:

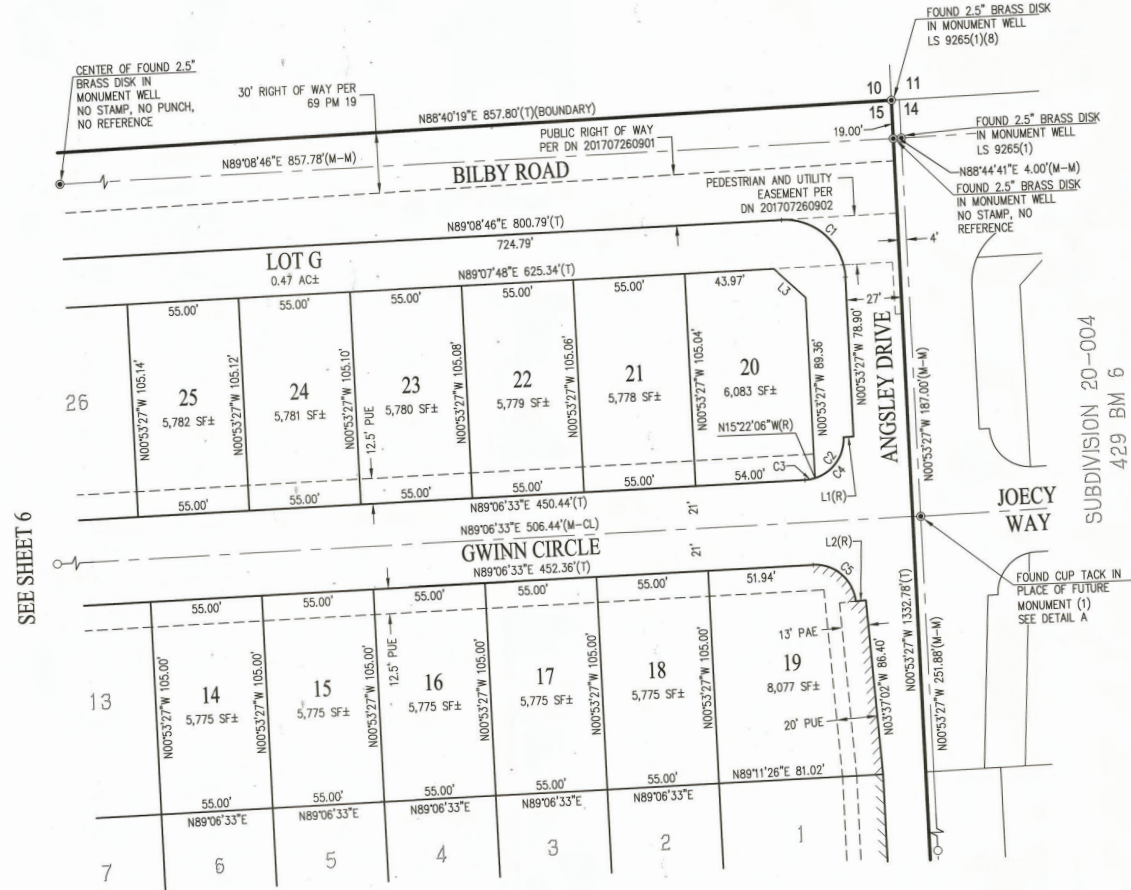
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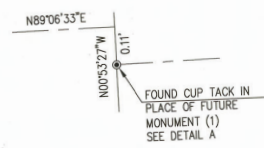


SEE SHEET 6

SEE SHEET 8

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	30.00'	89°57'47"	47.10'
C2	20.00'	75°31'21"	26.36'
C3	20.00'	14°28'39"	5.05'
C4	20.00'	90°00'00"	31.41'
C5	20.00'	87°16'25"	30.46'

LINE TABLE		
NO	BEARING	LENGTH
L1	N89°06'33"E	5.00' (R)
L2	N86°22'58"E	5.00' (R)
L3	N45°52'47"W	21.25'



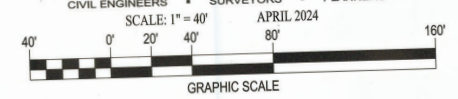
DETAIL A  
NOT TO SCALE

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## BASIS OF BEARINGS:

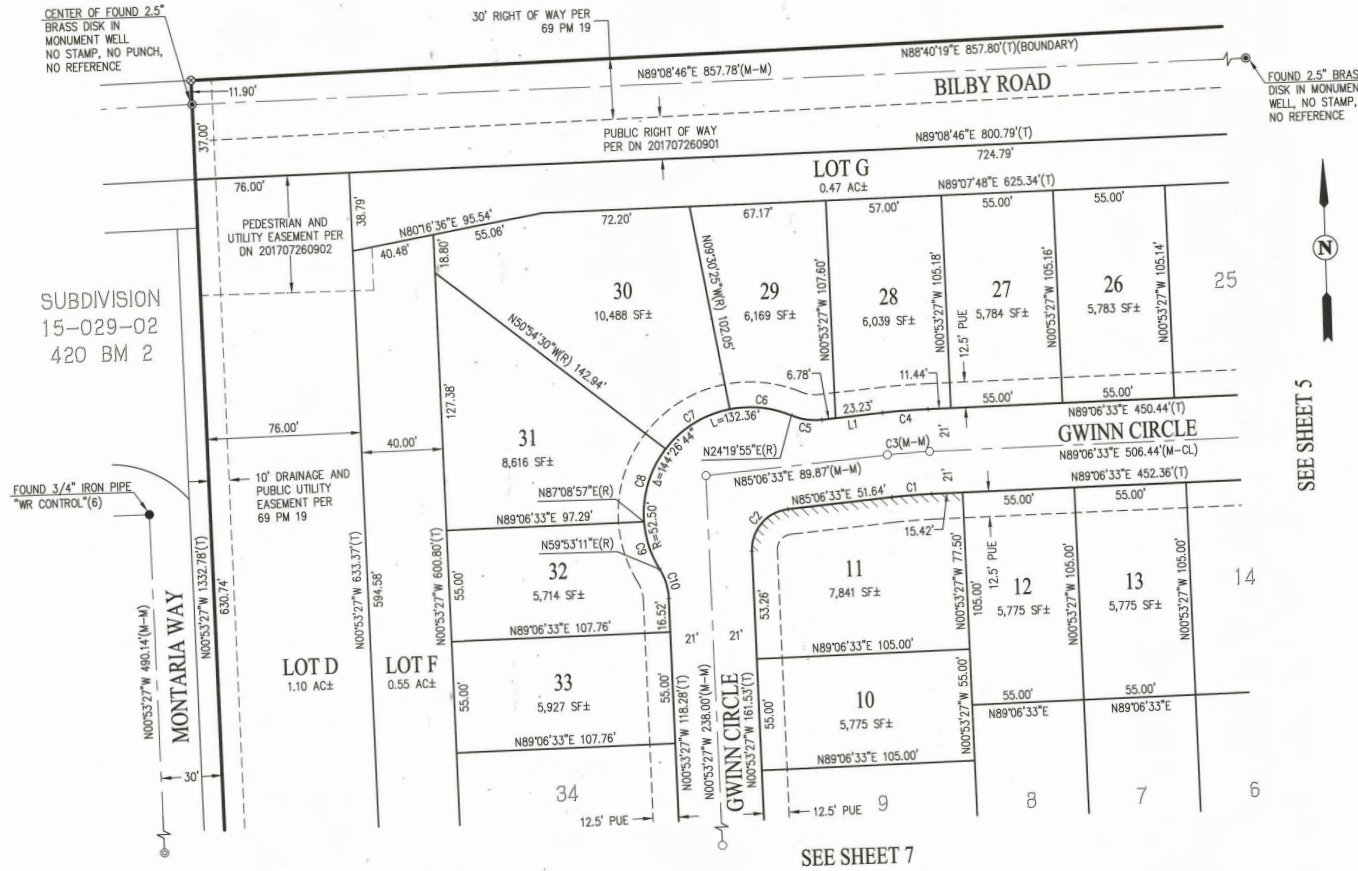
THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED UPON THE CITY OF ELK GROVE G.P.S. STATIC SURVEY AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 92 OF SURVEYS, PAGE 5 (92 RS 05), SACRAMENTO COUNTY RECORDS, BETWEEN STATIONS 117 AND WHITE SAID BEARING BEING N89°49'09"E (CALCULATED). DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO CONVERT GROUND DISTANCES TO GRID DISTANCES, MULTIPLY GROUND DISTANCES BY 0.99999489.

## LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- ADJOINER LINE
- EASEMENT LINE
- CENTER LINE
- TIE LINE
- VEHICULAR ACCESS DEDICATED TO CITY
- (T) TOTAL
- (R) RADIAL
- (M-CL) MONUMENT TO CENTERLINE
- (M-M) MONUMENT TO MONUMENT
- FOUND 2.5" BRASS DISK IN MONUMENT WELL, STAMPED LS 9625 PER (9), OR AS NOTED
- FOUND 3/4" IRON PIPE, OR OTHER, AS NOTED
- ⊙ MONUMENT, SEARCHED FOR, NOT FOUND
- ⊙ SET 2.5" BRASS DISK IN MONUMENT WELL, STAMPED LS 7960
- SET 1" IRON PIPE WITH CAP STAMPED "LS 7960"
- PUE PUBLIC UTILITY EASEMENT
- PAE PEDESTRIAN ACCESS EASEMENT
- SDE STORM DRAIN EASEMENT

## REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) SUBDIVISION 20-004 (429 BM 6)
- (2) RECORD OF SURVEY (92 RS 05)
- (3) PARCEL MAP (67 PM 19)
- (4) SUBDIVISION 15-029-06 (427 BM 3)
- (5) SUBDIVISION 15-029 (419 BM 11)
- (6) SUBDIVISION 15-029-02 (420 BM 2)
- (7) SUBDIVISION 15-029-05 (420 BM 6)
- (8) SUBDIVISION 20-002 (421 BM 5)



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	279.00'	4°00'00"	19.48'
C2	20.00'	86°00'00"	30.02'
C3	300.00'	4°00'00"	20.94'
C4	321.00'	4°00'00"	22.41'
C5	30.00'	29°13'22"	15.30'
C6	52.50'	33°50'20"	31.01'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C7	52.50'	41°24'05"	37.94'
C8	52.50'	41°56'33"	38.43'
C9	52.50'	27°15'46"	24.98'
C10	30.00'	29°13'22"	15.30'

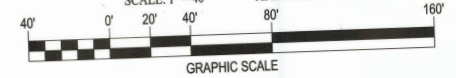
LINE TABLE		
NO	BEARING	LENGTH
L1	N85°06'33"E	30.01'



# SUBDIVISION NO. 21-017 TELOS GREENS

BEING A SUBDIVISION OF PARCEL B AS SHOWN ON CERTAIN PARCEL MAP FILED OCTOBER 27, 1981, IN BOOK 67 OF PARCEL MAPS, AT PAGE 19, SACRAMENTO COUNTY RECORDS BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.M. CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

**cbg** CIVIL ENGINEERS • SURVEYORS • PLANNERS  
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 (916) 788-4456  
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 APRIL 2024



## BASIS OF BEARINGS:

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## LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	ADJOINER LINE
	EASEMENT LINE
	CENTER LINE
	TIE LINE
	VEHICULAR ACCESS DEDICATED TO CITY
(T)	TOTAL
(R)	RADIAL
(M-CL)	MONUMENT TO CENTERLINE
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●	FOUND 2.5" BRASS DISK IN MONUMENT WELL, STAMPED LS 9625 PER (9), OR AS NOTED
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⊗	MONUMENT, SEARCHED FOR, NOT FOUND
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○	SET 1" IRON PIPE WITH CAP STAMPED "LS 7960"
PUE	PUBLIC UTILITY EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
SDE	STORM DRAIN EASEMENT

## REFERENCES:

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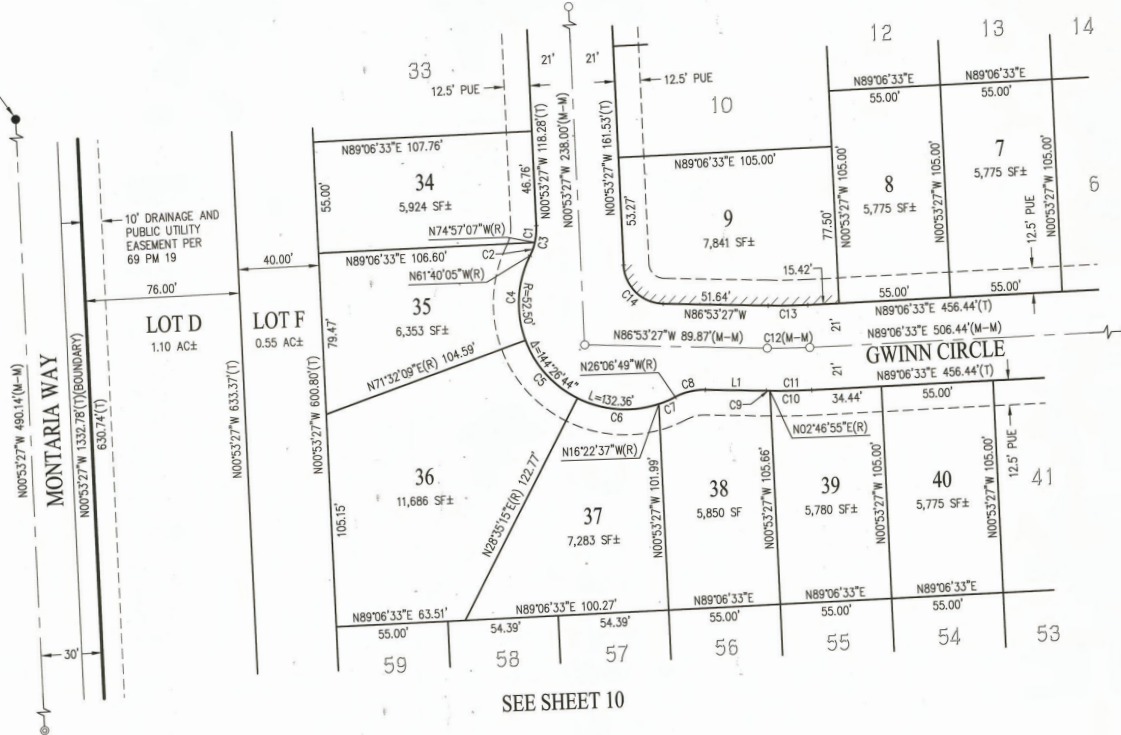
SEE SHEET 6

SEE SHEET 8

SEE SHEET 10

FOUND 3/4" IRON PIPE  
"WR CONTROL"(6)

SUBDIVISION 15-029-02  
420 BM 2



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	30.00'	15°56'20"	8.35'
C2	30.00'	13°17'02"	6.95'
C3	30.00'	29°13'22"	15.30'
C4	52.50'	46°47'46"	42.88'
C5	52.50'	42°56'54"	39.35'
C6	52.50'	44°57'52"	41.20'
C7	52.50'	9°44'12"	8.92'
C8	30.00'	29°13'22"	15.30'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C9	321.00'	0°19'38"	1.83'
C10	321.00'	3°40'22"	20.58'
C11	321.00'	4°00'00"	22.41'
C12	300.00'	4°00'00"	20.94'
C13	279.00'	4°00'00"	19.48'
C14	20.00'	86°00'00"	30.02'

LINE TABLE		
NO	BEARING	LENGTH
L1	N86°53'27"W	30.01'

(M-M)

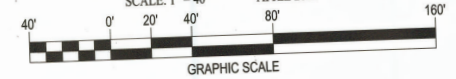
# SUBDIVISION NO. 21-017 TELOS GREENS

BEING A SUBDIVISION OF PARCEL B AS SHOWN ON CERTAIN PARCEL MAP  
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OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.M.  
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SCALE: 1" = 40'  
APRIL 2024



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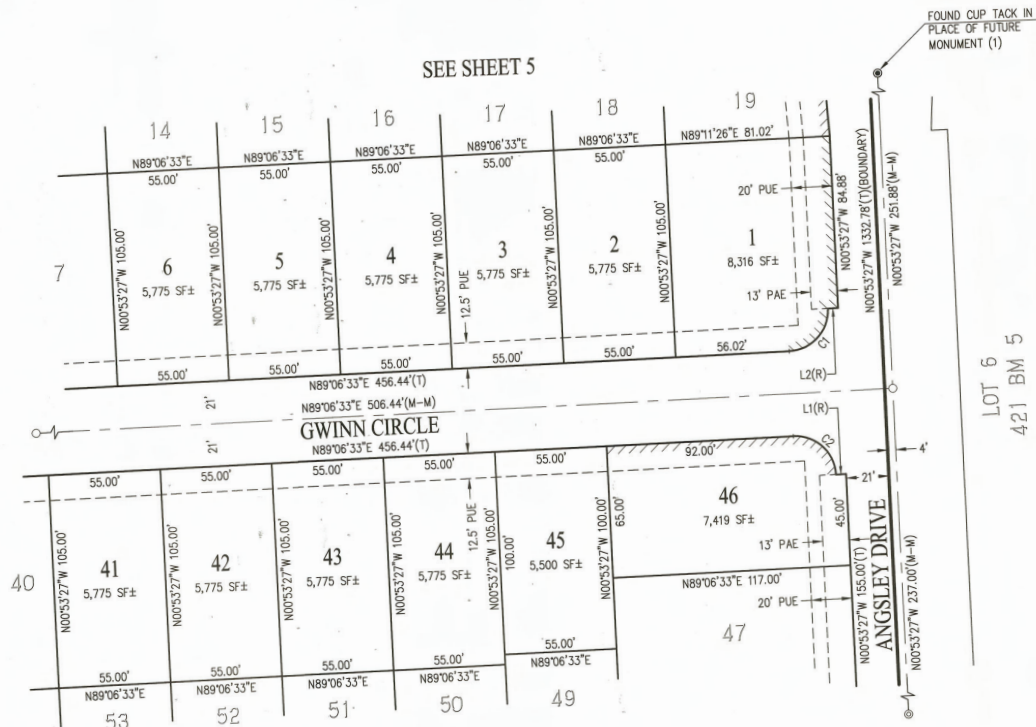
## LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	ADJOINER LINE
	EASEMENT LINE
	CENTER LINE
	TIE LINE
	VEHICULAR ACCESS DEDICATED TO CITY
(T)	TOTAL
(R)	RADIAL
(M-CL)	MONUMENT TO CENTERLINE
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- (6) SUBDIVISION 15-029-02 (420 BM 2)
- (7) SUBDIVISION 15-029-05 (420 BM 6)
- (8) SUBDIVISION 20-002 (421 BM 5)

SEE SHEET 7



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	90°00'00"	31.42'

LINE TABLE		
NO	BEARING	LENGTH
L1	N89°06'33"E	5.00' (R)
L2	N89°06'33"E	5.00' (R)



# SUBDIVISION NO. 21-017 TELOS GREENS

BEING A SUBDIVISION OF PARCEL B AS SHOWN ON CERTAIN PARCEL MAP FILED OCTOBER 27, 1981, IN BOOK 67 OF PARCEL MAPS, AT PAGE 19, SACRAMENTO COUNTY RECORDS BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 5 EAST, M.D.M. CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

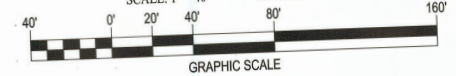


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SCALE: 1" = 40'

APRIL 2024



## BASIS OF BEARINGS:

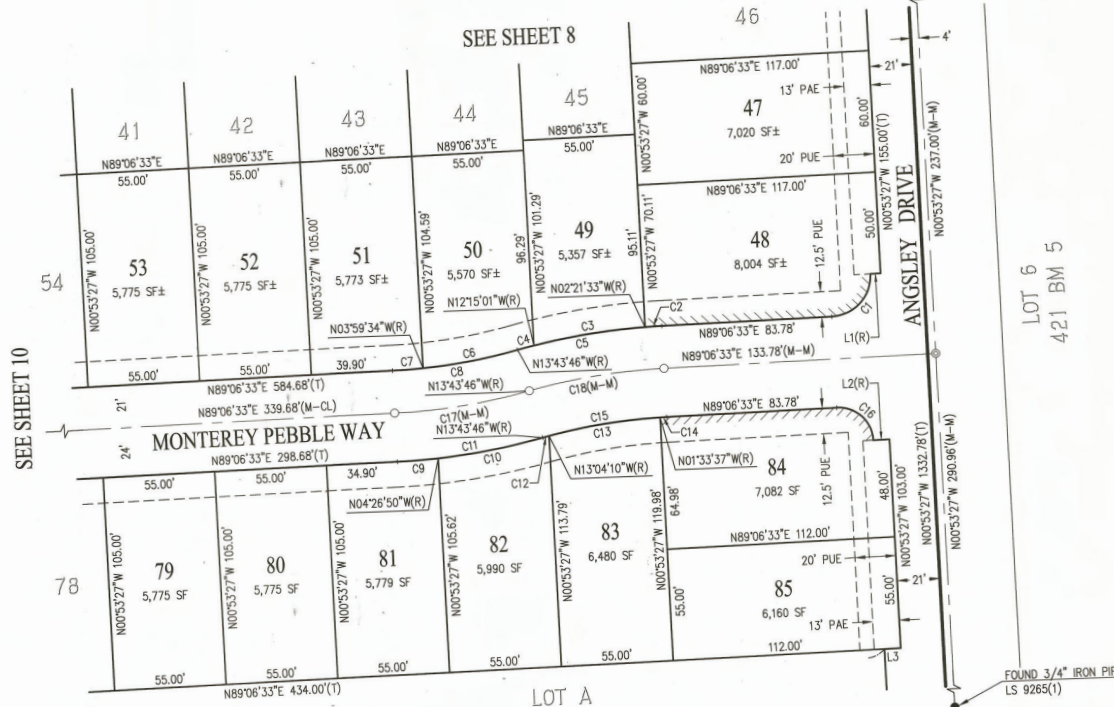
THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED UPON THE THE CITY OF ELK GROVE C.P.S. STATIC SURVEY AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 92 OF SURVEYS, PAGE 5 (92 RS 05), SACRAMENTO COUNTY RECORDS, BETWEEN STATIONS 117 AND WHITE SAID BEARING BEING N89°49'09"E (CALCULATED). DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO CONVERT GROUND DISTANCES TO GRID DISTANCES, MULTIPLY GROUND DISTANCES BY 0.999999489.

## LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	ADJOINER LINE
	EASEMENT LINE
	CENTER LINE
	TIE LINE
	VEHICULAR ACCESS DEDICATED TO CITY
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- (6) SUBDIVISION 15-029-02 (420 BM 2)
- (7) SUBDIVISION 15-029-05 (420 BM 6)
- (8) SUBDIVISION 20-002 (421 BM 5)



SEE SHEET 10

SEE SHEET 8

SEE SHEET 12

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	321.00'	1°28'06"	8.23'
C3	321.00'	9°53'28"	55.42'
C4	321.00'	1°28'45"	8.29'
C5	321.00'	12°50'19"	71.93'
C6	279.00'	9°44'12"	47.41'
C7	279.00'	3°06'07"	15.11'
C8	279.00'	12°50'19"	62.52'
C9	324.00'	3°33'23"	20.11'
C10	324.00'	9°16'56"	52.49'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C11	324.00'	12°50'19"	72.60'
C12	276.00'	0°39'36"	3.18'
C13	276.00'	11°30'33"	55.44'
C14	276.00'	0°40'10"	3.23'
C15	276.00'	12°50'19"	61.84'
C16	17.00'	90°00'00"	26.70'
C17	300.00'	12°50'19"	67.22'
C18	300.00'	12°50'19"	67.22'

LINE TABLE		
NO	BEARING	LENGTH
L1	N89°06'33"E	5.00' (R)
L2	N89°06'33"E	8.00' (R)
L3	N89°06'33"E	8.00' (R)

# SUBDIVISION NO. 21-017 TELOS GREENS

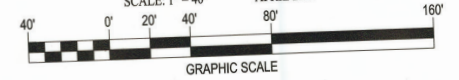
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SCALE: 1" = 40'      APRIL 2024



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## LEGEND

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- LOT LINE
- ADJOINER LINE
- EASEMENT LINE
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- (7) SUBDIVISION 15-029-05 (420 BM 6)
- (8) SUBDIVISION 20-002 (421 BM 5)

FOUND 3/4" IRON PIPE  
"WR CONTROL"(6)

SUBDIVISION 15-029-02  
420 BM 2

MONTARIA WAY

FOUND 3/4" IRON PIPE  
LS 6815(7)

SEE SHEET 7

SEE SHEET 11

SEE SHEET 9

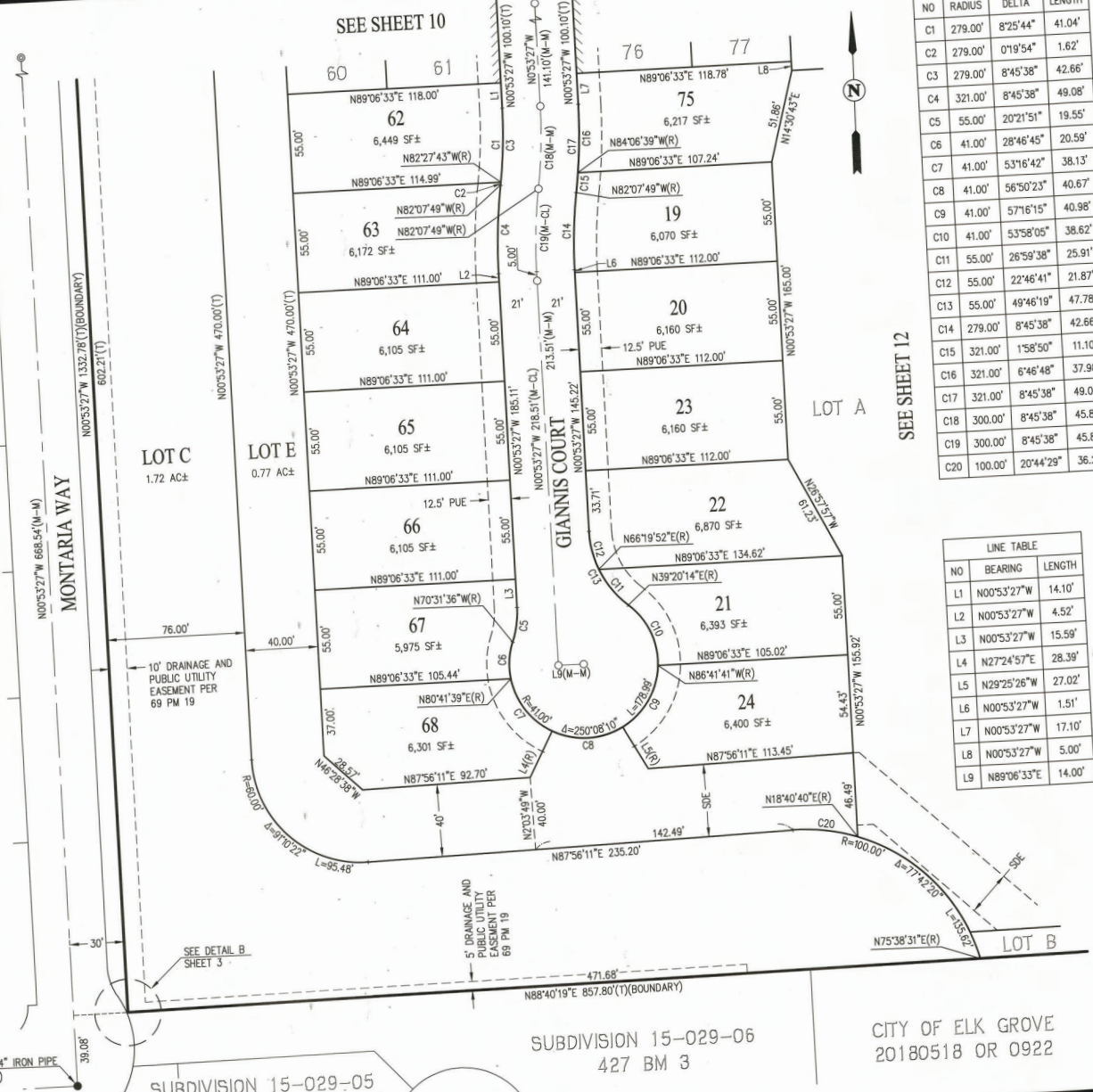
CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	30°00'00"	10.47'
C2	17.00'	36°01'55"	10.69'
C3	17.00'	90°00'00"	26.70'
C4	17.00'	90°00'00"	26.70'

LINE TABLE		
NO	BEARING	LENGTH
L1	N89°06'33"E	3.00' (R)
L2	N89°06'33"E	3.00' (R)



SUBDIVISION 15-029-02  
420 BM 2

JOB NO. M041-000

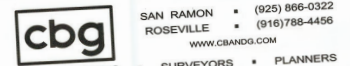


CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	279.00'	8°25'44"	41.04'
C2	279.00'	0°19'54"	1.62'
C3	279.00'	8°45'38"	42.66'
C4	321.00'	8°45'38"	49.08'
C5	55.00'	20°21'51"	19.55'
C6	41.00'	28°46'45"	20.59'
C7	41.00'	53°16'42"	38.13'
C8	41.00'	56°50'23"	40.67'
C9	41.00'	57°16'15"	40.98'
C10	41.00'	53°58'05"	38.62'
C11	55.00'	26°59'38"	25.91'
C12	55.00'	22°46'41"	21.87'
C13	55.00'	49°46'19"	47.78'
C14	279.00'	8°45'38"	42.66'
C15	321.00'	1°58'50"	11.10'
C16	321.00'	6°46'48"	37.98'
C17	321.00'	8°45'38"	49.08'
C18	300.00'	8°45'38"	45.87'
C19	300.00'	8°45'38"	45.87'
C20	100.00'	20°44'29"	36.20'

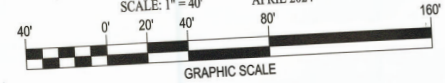
LINE TABLE		
NO	BEARING	LENGTH
L1	N00°53'27"W	14.10'
L2	N00°53'27"W	4.52'
L3	N00°53'27"W	15.59'
L4	N27°24'57"E	28.39'
L5	N29°25'26"W	27.02'
L6	N00°53'27"W	1.51'
L7	N00°53'27"W	17.10'
L8	N00°53'27"W	5.00'
L9	N89°06'33"E	14.00'

# SUBDIVISION NO. 21-017 TELOS GREENS

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CITY OF ELK GROVE  
20180518 OR 0922



**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2024-120**

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 July 24, 2024 by the following vote:*

**AYES:            COUNCILMEMBERS:        Singh-Allen, Brewer, Robles, Spease, Suen**

**NOES:           COUNCILMEMBERS:        None**

**ABSTAIN:       COUNCILMEMBERS:        None**

**ABSENT:        COUNCILMEMBERS:        None**

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