

RESOLUTION NO. 2024-132

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE FINAL MAP FOR BACKER PHASE 1 SUBDIVISION (SUBDIVISION NO. 10-020.06.01) AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)

WHEREAS, the City of Elk Grove Planning Commission approved the Tentative Subdivision Map (TSM) for the Madeira South Subdivision Project on November 16, 2006, and subsequently approved amendments to the TSM Conditions of Approval in 2007, 2010, and 2018; and

WHEREAS, staff has reviewed the Final Map for Madeira South, Village 6, now known as Backer Phase 1 Subdivision (Subdivision No. 10-020-06.01) 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; 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 Recorder after the filing of this map.

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

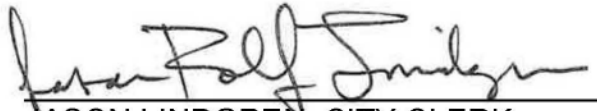
- 1) Finds the location and configuration of the lots to be created by the Final Map for Backer Phase 1 Subdivision (Subdivision No. 10-020.06.01) substantially comply with the previously approved Tentative Subdivision Map; and
- 2) Finds the Final Map is statutorily exempt from the California Environmental 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 the Backer Phase 1 Subdivision (Subdivision No. 10-020.06.01), a copy of which is attached as Exhibit A and made part of this Resolution by reference, 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 Beazer Homes Holdings, LLC, in substantially the form presented.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 14th day of August 2024



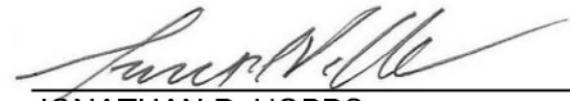
BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A

OWNER'S STATEMENT:

THE UNDERSIGNED DOES HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP OF SUBDIVISION NO. 10-020.06.01, BACKER PHASE 1, AND THE OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE SIMPLE TO THE CITY OF ELK GROVE:

- LOTS B AND C.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF ELK GROVE AS EASEMENTS FOR PUBLIC PURPOSES:

- AN EASEMENT FOR PUBLIC USE MAISY WAY, MOUNT PICO WAY, MORNING STAR WAY, AND SPOONWOOD AVENUE WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES.
- AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING ADJACENT TO THE PUBLIC AVENUES, CIRCLES, COURTS, DRIVE, ROAD, STREETS AND WAYS AS SHOWN HEREON AND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUE).
- 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." (I/I/I/I)

LOT A IS HEREBY RESERVED FOR FUTURE DEVELOPMENT.

THIS MAP SHOWS OR NOTES ALL EASEMENTS OF RECORD, WITHIN THE BOUNDARY LINES OF THE HEREIN EMBODIED MAP.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THIS STATEMENT ON THE 27th DAY OF June, 2024.

AS OWNERS: KL LB BUY 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY

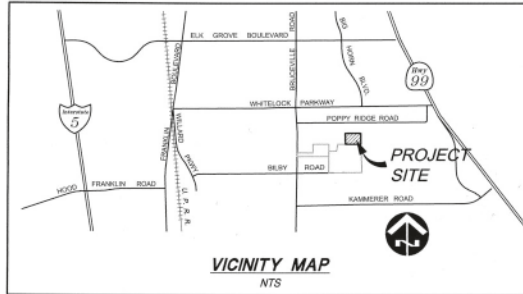
BY: Nathan Holt

NAME: Nathan Holt

TITLE: Authorized Signatory

SUBDIVISION NO. 10-020.06.01
BACKER PHASE 1
 BEING A SUBDIVISION OF RESULTANT PARCEL 1,
 RECORDED IN DOCUMENT NUMBER
 202004300967, SACRAMENTO COUNTY RECORDS
 CITY OF ELK GROVE
 SACRAMENTO COUNTY, CALIFORNIA

Mackay & Somp
 PLANNERS
 51430 FRANKLIN DR., PLEASANTON, CA 94588 (916) 229-0890
 MAY 2024



CITY ENGINEER'S STATEMENT:

I, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 10-020.06.01, BACKER PHASE 1, AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON SEPTEMBER 23, 2005 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

KRISTIN J. PARSONS, CITY ENGINEER
 CITY OF ELK GROVE, CALIFORNIA
 RCE NO 55702

DATED: _____



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. 10-020.06.01, BACKER PHASE 1, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, MAISY WAY, MOUNT PICO WAY, MORNING STAR WAY, AND SPOONWOOD AVENUE FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS, ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS, ACCEPTED LOTS B AND C IN FEE SIMPLE ALL AS OFFERED HEREON AND IN ACCORDANCE WITH GOVERNMENT CODE 66434(g) AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE IRREVOCABLE OFFERS OF DEDICATION RECORDED IN DOCUMENT NUMBER 202110061311 ARE HEREBY ABANDONED IN THEIR ENTIRETY.

JASON LINDGREN, CITY CLERK
 CITY OF ELK GROVE, CALIFORNIA

DATED: _____



OPTIONEE STATEMENT:

BEAZER HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OPTIONEE UNDER THE DOCUMENT RECORDED APRIL 3, 2024 AS DOCUMENT NUMBER 202404030662, SACRAMENTO COUNTY RECORDS, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BEAZER HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATE: 7/8/24

BY: Lucas C. Wissmann
 ITS: President Divisional - Northern California

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 July 8th, 2024, BEFORE ME Inna Miller A NOTARY PUBLIC, PERSONALLY APPEARED Lucas C. Wissmann 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/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 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: Inna Miller
 PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
Inna Miller, Notary Public
 PRINCIPAL PLACE OF BUSINESS: Sacramento County
 COMMISSION EXPIRES: June 30, 2026
 COMMISSION # OF NOTARY: 2406801



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 Arizona
 COUNTY OF Maricopa

ON June 27, 2024, BEFORE ME Meredith Leyton A NOTARY PUBLIC, PERSONALLY APPEARED Nathan Holt as Authorized Signatory 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/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 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 Arizona THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: M. L.
 PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
Meredith Leyton Maricopa Arizona
 PRINCIPAL PLACE OF BUSINESS: Maricopa County
 COMMISSION EXPIRES: 7/14/26
 COMMISSION # OF NOTARY: 031705

RECORDER'S STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, 2024 AT _____ M., IN BOOK _____ OF MAPS AT PAGE _____ AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY
 STATE OF CALIFORNIA

DOCUMENT NO.: _____

BY: _____
 DEPUTY

FEE: \$ _____

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 ORDINANCES AT THE REQUEST OF BEAZER HOMES IN AUGUST 2023. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY POSITIONS INDICATED OR WILL BE SET IN THOSE POSITIONS WITHIN TWELVE MONTHS FROM RECORDATION OF THIS FINAL MAP, AND THE COMPLETION OF IMPROVEMENTS, 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.

TOTAL AREA OF THIS SUBDIVISION IS 17.39 ACRES, CONSISTING OF 75 RESIDENTIAL LOTS TOTALING 9.56 ACRES, 2 LANDSCAPE AND PARK LOTS TOTALING 1.11 ACRES, 1 LOT FOR FUTURE DEVELOPMENT TOTALING 3.31 ACRES, AND STREET RIGHT OF WAY TOTALING 3.41 ACRES.

IAN BRUCE MACDONALD
LS NO. 8817

DATED: JUNE 26TH, 2024



CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 10-020.06.01 BACKER PHASE 1, AND FIND IT TO BE TECHNICALLY CORRECT.

JOCelyn L. LIMAS, CITY SURVEYOR
LS NO. 9596

DATED: _____, 2024



SOILS REPORT NOTE:

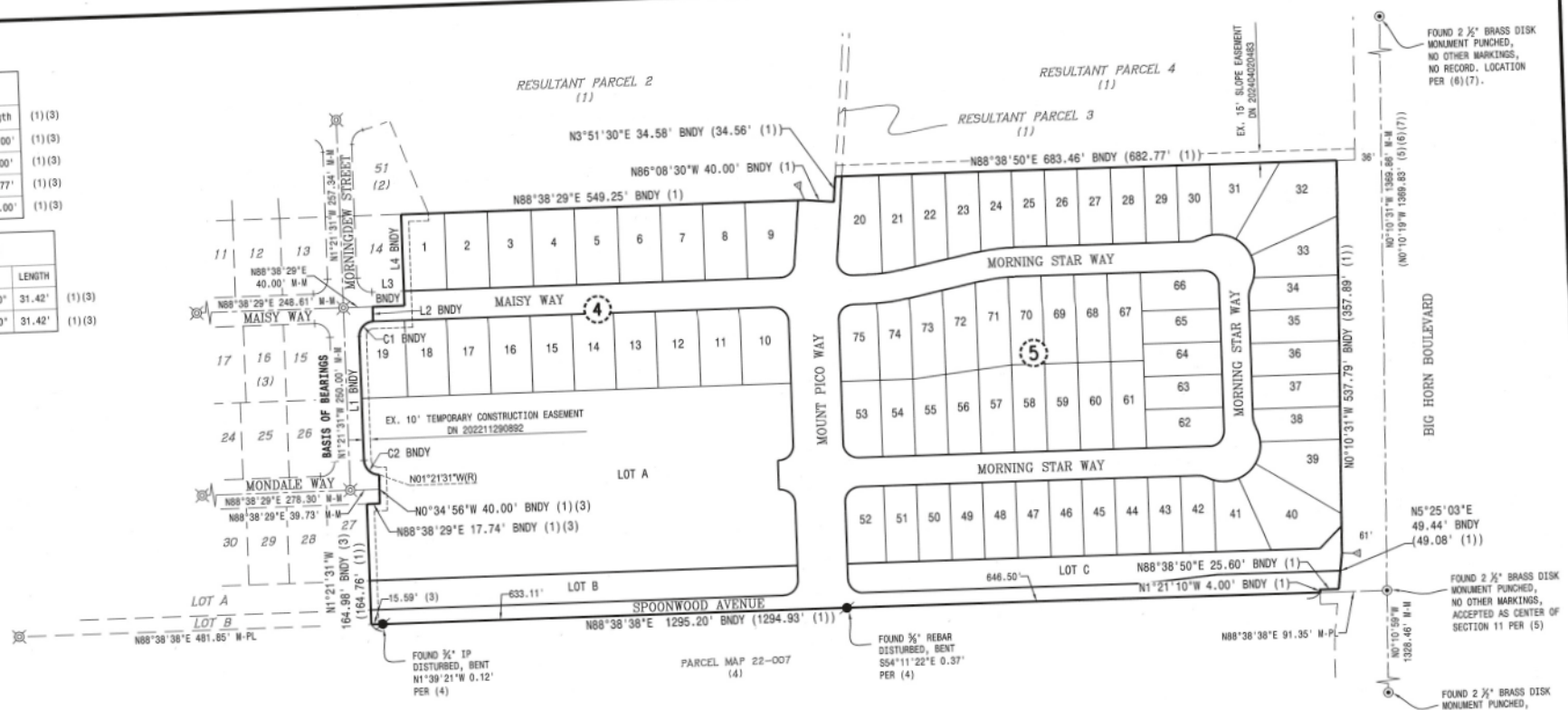
A GEOTECHNICAL REPORT UPDATE, HAS BEEN PREPARED BY UNIVERSAL ENGINEERING SCIENCES, DATED JUNE 28, 2024, WKA NO. 4630 2300055.0030. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF ELK GROVE.

SUBDIVISION NO. 10-020.06.01
BACKER PHASE 1
BEING A SUBDIVISION OF RESULTANT PARCEL 1,
RECORDED IN DOCUMENT NUMBER
202004300967, SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA

Mackay & Somps
ENGINEERS PLANNERS SURVEYORS
21420 FRANKLIN DR. PLEASANTON, CA 94588 (925)225-0900
MAY 2024

Line Table			
Line #	Bearing	Length	(1)(3)
L1 BNDY	N1°21'31"W	170.00'	(1)(3)
L2 BNDY	N1°21'31"W	20.00'	(1)(3)
L3 BNDY	N88°38'29"E	43.77'	(1)(3)
L4 BNDY	N1°21'31"W	125.00'	(1)(3)

Curve Table			
Curve #	Radius	Delta	Length
C1 BNDY	20.00'	90°00'00"	31.42'
C2 BNDY	20.00'	90°00'00"	31.42'



RESULTANT PARCEL B
DOC. NO. 202112150613

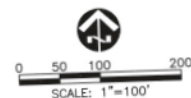
PARCEL MAP 22-007
(4)

NOTES:

- ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF AND ARE GROUND DISTANCES. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
- ALL FRONT LOT CORNERS WILL BE SET ON A 1.00 FOOT PROJECTION ON THE SIDEWALK WITH A 1" BRASS DISK STAMPED "LS 8817".
- AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTINUE IN PERPETUITY, SUBJECT TO THE PROVISIONS OF THE CITY'S ADOPTED RIGHT-TO-FARM ORDINANCE. A DISCLOSURE STATEMENT WILL BE PROVIDED TO ALL POTENTIAL BUYERS PRIOR TO THE SALE OF THE LOTS.
- EACH LOT SHALL HAVE ONE DRIVEWAY. ADDITIONAL DRIVEWAYS REQUIRE APPROVAL FROM PUBLIC WORKS.
- 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.
- THE RECIPROCAL EASEMENT AGREEMENT RECORDED IN DOCUMENT NUMBER 202208290598 AND ASSIGNED IN DOCUMENT NUMBER 202404020483 IS NOT PLOTTABLE AND IS NOT SHOWN HEREON. THE AGREEMENT WILL TERMINATE WITH THE COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS OF SPOONWOOD AVENUE BY THE CITY.

LEGEND

- BOUNDARY LINE
- - - LOT LINE/PARCEL LINE
- - - EASEMENT LINE
- - - EXISTING LOT RIGHT OF WAY LINE
- - - EXISTING EASEMENT LINE
- - - MONUMENT LINE
- NO INGRESS OR EGRESS RIGHT LINE
- FOUND 2 1/2" BRASS DISC IN MONUMENT WELL AS NOTED
- FOUND 2 1/2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
- 2 1/2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817" SET PER (2)(3)
- ▲ ANGLE POINT
- AC BNDY BOUNDARY
- BM BNDY BOOK OF MAP
- DN BNDY DOCUMENT NUMBER
- PM BNDY PARCEL MAP
- IP BNDY IRON PIPE
- EX BNDY EXISTING MONUMENT
- M BNDY PROPERTY LINE
- PL BNDY IRREVOCABLE OFFER OF DEDICATION
- ID BNDY PUBLIC UTILITY EASEMENT
- PUE BNDY SQUARE FEET
- SF BNDY RADIAL BEARING
- (R) BNDY INDICATE SHEET NUMBER



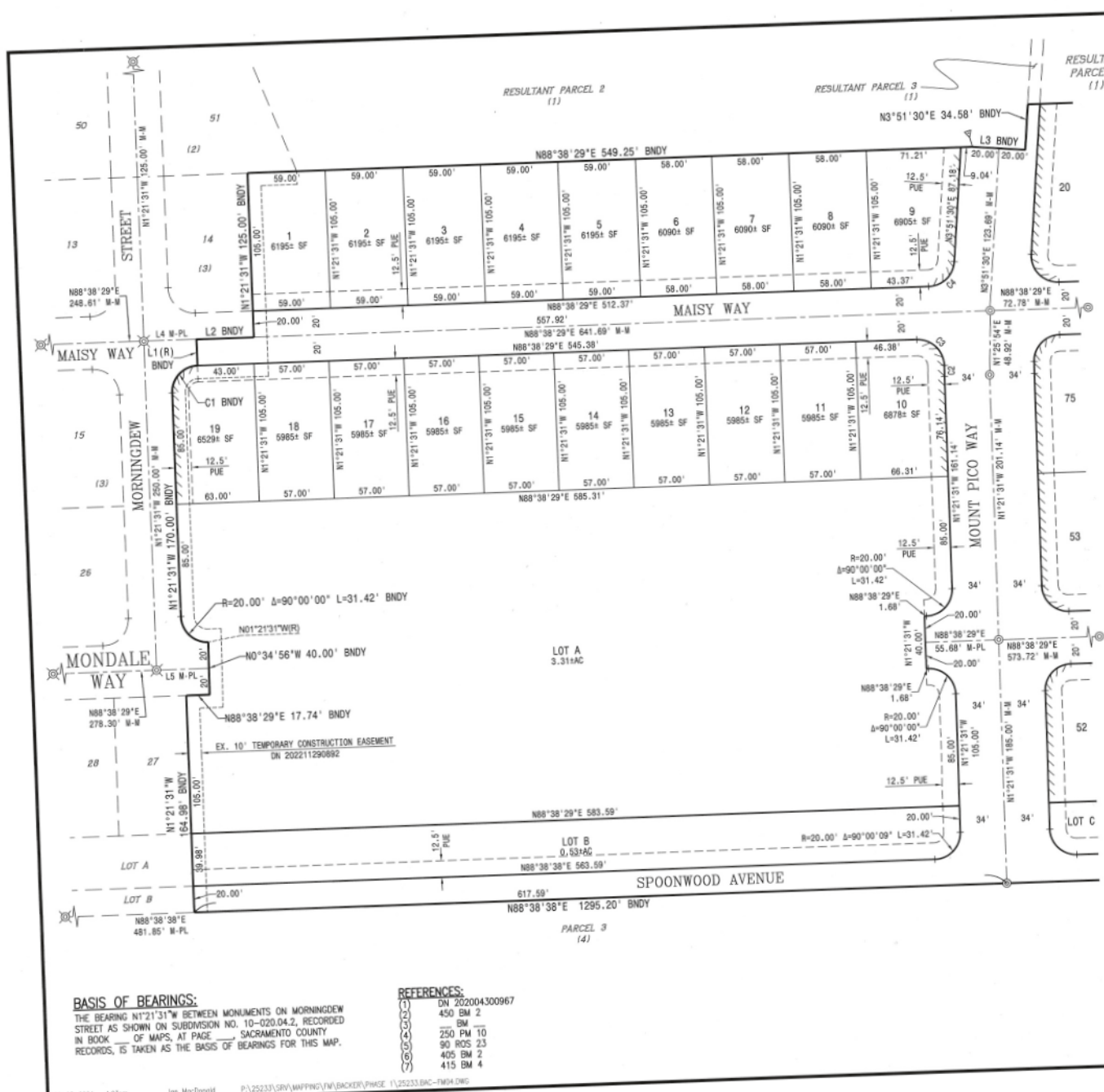
- REFERENCES:**
- DN 202004300967
 - 450 BM 2
 - BM
 - 250 PM 10
 - 90 ROS 23
 - 405 BM 2
 - 415 BM 4

BASIS OF BEARINGS:
THE BEARING N1°21'31"W BETWEEN MONUMENTS ON MORNINGDEW STREET AS SHOWN ON SUBDIVISION NO. 10-020.04.2, RECORDED IN BOOK ___ OF MAPS, AT PAGE ___, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

ABANDONMENT NOTE:
1. CITY OF ELK GROVE DOES HEREBY ABANDON AND VACATE THE PORTION OF DOCUMENT NUMBER 202110061311 LYING WITHIN THE BOUNDARIES OF LOTS 9 AND 20, IN CONFORMANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT

SUBDIVISION NO. 10-020.06.01
BACKER PHASE 1
BEING A SUBDIVISION OF RESULTANT PARCEL 1,
RECORDED IN DOCUMENT NUMBER
202004300967, SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
21400 FARMER DR., PLEASANTON, CA 94568 (925)225-0800
MAY 2024



LEGEND

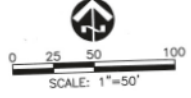
- BOUNDARY LINE
- - - LOT LINE/PARCEL LINE
- - - EASEMENT LINE
- - - EXISTING LOT RIGHT OF WAY LINE
- - - EXISTING EASEMENT LINE
- - - MONUMENT LINE
- - - NO INGRESS OR EGRESS RIGHT LINE
- FOUND 2" BRASS DISC IN MONUMENT WELL AS NOTED
- FOUND MONUMENT AS NOTED
- SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
- SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817" SET PER (2)(3)
- ∠ ANGLE POINT
- AC ACRES
- BNY BOUNDARY
- BM BOOK OF MAP
- DN DOCUMENT NUMBER
- PM PARCEL MAP
- IP IRON PIPE
- EX EXISTING
- M MONUMENT
- PL PROPERTY LINE
- IOO IRREVOCABLE OFFER OF DEDICATION
- PUE PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- (R) RADIAL BEARING
- ④ INDICATE SHEET NUMBER

Line Table

Line #	Bearing	Length
L1	N1°21'31"W	20.00'
L2	N88°38'29"E	43.77'
L3	N88°08'30"W	40.00'
L4	N88°38'29"E	40.00'
L5	N88°38'29"E	39.73'

Curve Table

CURVE #	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	534.00'	0°54'59"	8.54'
C3	20.00'	90°54'58"	31.74'
C4	20.00'	84°46'59"	29.59'



NOTES:

- ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF AND ARE GROUND DISTANCES. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
- ALL FRONT LOT CORNERS WILL BE SET ON A 1.00 FOOT PROJECTION ON THE SIDEWALK WITH A 1" BRASS DISC STAMPED "LS 8817".
- AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTINUE IN PERPETUITY, SUBJECT TO THE PROVISIONS OF THE CITY'S ADOPTED RIGHT-TO-FARM ORDINANCE. A DISCLOSURE STATEMENT WILL BE PROVIDED TO ALL POTENTIAL BUYERS PRIOR TO THE SALE OF THE LOTS.
- EACH LOT SHALL HAVE ONE DRIVEWAY. ADDITIONAL DRIVEWAYS REQUIRE APPROVAL FROM PUBLIC WORKS.
- 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.
- THE RECIPROCAL EASEMENT AGREEMENT RECORDED IN DOCUMENT NUMBER 202308290596 AND ASSIGNED IN DOCUMENT NUMBER 202404020483 IS NOT PLOTTABLE AND IS NOT SHOWN HEREON. THE AGREEMENT WILL TERMINATE WITH THE COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS OF SPOONWOOD AVENUE BY THE CITY.

SUBDIVISION NO. 10-020.06.01
BACKER PHASE 1
 BEING A SUBDIVISION OF RESULTANT PARCEL 1,
 RECORDED IN DOCUMENT NUMBER
 202004300967, SACRAMENTO COUNTY RECORDS
 CITY OF ELK GROVE
 SACRAMENTO COUNTY, CALIFORNIA

MACKAY & SOMPS
 ENGINEERS
 5142 FURNACE DR., PLACENTIA, CA 94608
 (916) 225-0880

MAY 2024

SHEET 4 OF 5

25233.BAC.D.BZR

BASIS OF BEARINGS:
 THE BEARING N1°21'31"W BETWEEN MONUMENTS ON MORNINGDEW STREET AS SHOWN ON SUBDIVISION NO. 10-020.04.2, RECORDED IN BOOK _____ OF MAPS AT PAGE _____ SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

REFERENCES:

①	DN 202004300967
②	450 BM 2
③	BM
④	250 PM 10
⑤	90 ROS 23
⑥	405 BM 2
⑦	415 BM 4



Line Table

Line #	Bearing	Length
L1	N86°08'30"W	40.00'
L2	N5°25'03"E	49.44'
L3	N88°38'29"E	19.92'
L4	N88°38'29"E	21.07'
L5	N1°25'54"E	48.92'
L6	N88°38'29"E	557.92'

Curve Table

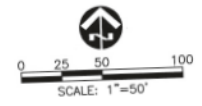
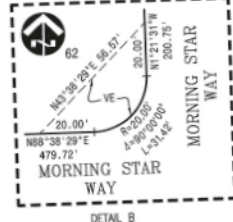
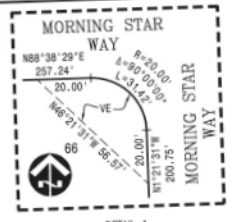
CURVE #	RADIUS	DELTA	LENGTH
C1	230.00'	5°19'11"	21.35'
C2	230.00'	11°31'20"	46.25'
C3	230.00'	6°12'09"	24.90'
C4	270.00'	11°31'20"	54.30'
C5	30.00'	27°34'54"	14.44'
C6	50.00'	20°18'40"	17.73'
C7	50.00'	38°53'15"	33.94'
C8	50.00'	145°00'48"	126.68'
C9	50.00'	14°50'39"	12.95'
C10	30.00'	27°34'54"	14.44'
C11	30.00'	27°34'54"	14.44'
C12	50.00'	24°14'35"	21.16'
C13	50.00'	145°09'48"	126.68'
C14	50.00'	35°28'56"	30.93'
C15	50.00'	40°40'46"	35.50'
C16	50.00'	9°16'06"	8.09'
C17	30.00'	27°34'54"	14.44'
C18	20.00'	90°00'00"	31.42'
C19	20.00'	88°51'47"	31.02'
C20	270.00'	2°32'06"	11.95'
C21	270.00'	11°31'20"	54.30'
C22	270.00'	8°59'14"	42.35'
C23	230.00'	9°11'00"	36.86'
C24	230.00'	11°31'20"	46.25'
C25	20.00'	90°00'00"	31.42'
C26	20.00'	90°00'00"	31.42'
C27	466.00'	1°08'17"	9.26'
C28	250.00'	11°31'20"	50.28'
C29	250.00'	11°31'20"	50.27'

- ### LEGEND
- BOUNDARY LINE
 - - - LOT LINE/PARCEL LINE
 - - - EASEMENT LINE
 - - - EXISTING LOT RIGHT OF WAY LINE
 - - - EXISTING EASEMENT LINE
 - - - MONUMENT LINE
 - - - NO INGRESS OR EGRESS RIGHT LINE
 - FOUND 2" BRASS DISC IN MONUMENT WELL AS NOTED
 - FOUND MONUMENT AS NOTED SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
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 - PUE PUBLIC UTILITY EASEMENT
 - SF SQUARE FEET
 - (R) RADIAL BEARING

- ### NOTES:
- ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF AND ARE ROUND DISTANCES. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
 - ALL FRONT LOT CORNERS WILL BE SET ON A 1.00 FOOT PROJECTION ON THE SIDEWALK WITH A 1" BRASS DISC STAMPED "LS 8817".
 - AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS PROPERTY MAY CONTINUE IN PERPETUITY, SUBJECT TO THE PROVISIONS OF THE CITY'S ADOPTED RIGHT-TO-FARM ORDINANCE. A DISCLOSURE STATEMENT WILL BE PROVIDED TO ALL POTENTIAL BUYERS PRIOR TO THE SALE OF THE LOTS.
 - EACH LOT SHALL HAVE ONE DRIVEWAY. ADDITIONAL DRIVEWAYS REQUIRE APPROVAL FROM PUBLIC WORKS.
 - 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.
 - THE RECIPROCAL EASEMENT AGREEMENT RECORDED IN DOCUMENT NUMBER 202308290596 AND ASSIGNED IN DOCUMENT NUMBER 202404020483 IS NOT PLOTTABLE AND IS NOT SHOWN HEREON. THE AGREEMENT WILL TERMINATE WITH THE COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS OF SPOONWOOD AVENUE BY THE CITY.

BASIS OF BEARINGS:
THE BEARING N1°21'31"W BETWEEN MONUMENTS ON MORNINGSTAR STREET AS SHOWN ON SUBDIVISION NO. 10-020.04.2, RECORDED IN BOOK _____ MAPS, AT PAGE _____ SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

- REFERENCES:**
- (1) DN 202004300967
 - (2) 450 BM 2
 - (3) 5M
 - (4) 250 PM 10
 - (5) 90 ROS 23
 - (6) 405 BM 2
 - (7) 415 BM 4



FOUND 2" BRASS DISK MONUMENT PUNCHED, NO OTHER MARKINGS, ACCEPTED AS CENTER OF SECTION 11 PER (5)

Mackay & Somp's
ENGINEERS PLANNERS SURVEYORS
15401 FRANKLIN BL., PLEASANTON, CA 94566 (925) 235-6600
MAY 2024

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2024-132

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

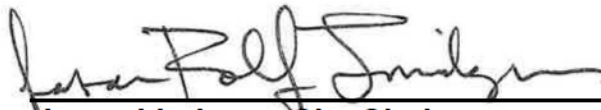
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on August 14, 2024 by the following vote:

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