

RESOLUTION NO. 2024-133

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE FINAL MAPS FOR POPPY MEADOWS, PHASE 2 EAST (SUBDIVISION NO. 10-020-04.02) AND FOR POPPY MEADOWS, PHASE 2 WEST (SUBDIVISION NO. 17-001.02) 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 4, now known as Poppy Meadows, Phase 2 East (Subdivision No. 10-020-04.2) and finds it technically correct and that all applicable Final Map Conditions of Approval have been satisfied; and

WHEREAS, the City of Elk Grove Planning Commission approved a Tentative Subdivision Map and a Design Review for Subdivision Layout for the Moser Subdivision Map project (EG-17-001), on December 7, 2017; and

WHEREAS, staff has reviewed the Final Map for the Moser Subdivision Map, now known as Poppy Meadows, Phase 2 West (Subdivision No. 10-020-04.2) and finds it technically correct and that all applicable Final Map Conditions of Approval have been satisfied; and

WHEREAS, a Subdivision Improvement Agreement for these Final Maps 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 Final Maps are 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 Notices of Exemption will be filed with the Sacramento County Recorder after the filing of these maps.

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 Poppy Meadows, Phase 2 East (Subdivision No. 10-020-04.02) substantially comply with the previously - approved Tentative Subdivision Map; and
- 2) Finds the location and configuration of the lots to be created by the Final Map for Poppy Meadows, Phase 2 West (Subdivision No. 17-001.02) substantially comply with the previously approved Tentative Subdivision Map; and

- 3) Finds the Final Maps are 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
- 4) Pursuant to Government Code Section 66458, approves the Final Map for Poppy Meadows, Phase 2 East (Subdivision No. 10-020-04.02), 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
- 5) Pursuant to Government Code Section 66458, approves the Final Map for Poppy Meadows, Phase 2 West (Subdivision No. 17-001.02), a copy of which is attached as Exhibit B 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
- 6) 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:

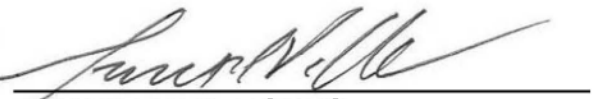

JONATHAN P. HOBBS,
CITY ATTORNEY

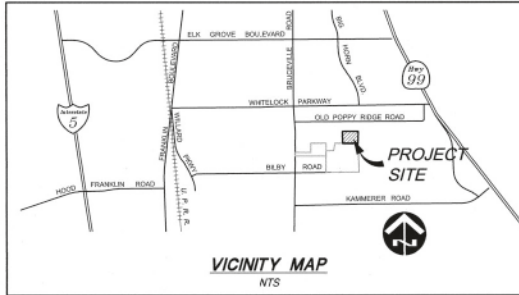
EXHIBIT A

SUBDIVISION NO. 10-020.04.2

POPPY MEADOWS PHASE 2 EAST

BEING A SUBDIVISION OF LOT A OF SUBDIVISION
NO. 10-020.04, RECORDED IN
BOOK 450, PAGES 2
SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA

Mackay & Somp
ENGINEERS ARCHITECTS SURVEYORS
51428 FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0990
MAY 2024



OWNER'S STATEMENT:

THE UNDERSIGNED DOES HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP OF SUBDIVISION NO. 10-020.04.2, POPPY MEADOWS PHASE 2 EAST, AND 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:

- LOT A

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

- AN EASEMENT FOR PUBLIC USE TERRA FRANCA WAY, MORNINGDEW STREET, MAISY WAY, MONDALE WAY, SPOONWOOD AVENUE 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 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 COURTS, DRIVE, ROAD 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." (VIII)

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 20th DAY OF June, 2024.

AS OWNERS: KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Nathan Holt
NAME: Nathan Holt
TITLE: Authorized Signatory

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 17, 2024, BEFORE ME Meredith Leyton, A NOTARY PUBLIC, PERSONALLY APPEARED Nathan Holt as Authorized Signatory, 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/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 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. Leyton

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



OPTIONEE'S STATEMENT:

BEAZER HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OPTIONEE AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED JULY 11, 2022, AS DOCUMENT NUMBER 202307110064, SACRAMENTO COUNTY RECORDS, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BEAZER HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

DATE: 7/8/2024

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
COUNTY OF Placer

ON July 8th, 2024, BEFORE ME Inna Miller, A NOTARY PUBLIC, PERSONALLY APPEARED Lucas C. Wissmann, 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/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 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

CITY ENGINEER'S STATEMENT:

I, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 10-020.04.2, POPPY MEADOWS PHASE 2 EAST, 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. 10-020.04.2, TERRA FRANCA WAY, MORNINGDEW STREET, MAISY WAY, MONDALE WAY, AND SPOONWOOD AVENUE FOR PUBLIC STREET PURPOSES, ACCEPTED SUBJECT TO IMPROVEMENTS THE PUBLIC UTILITY EASEMENTS, ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS, ACCEPTED LOT A IN FEE SIMPLE ALL AS OFFERED HEREON.

PURSUANT TO THE CITY OF ELK GROVE MUNICIPAL CODE SECTION 22.20.040, I HEREBY CONSENT TO THE IRREVOCABLE OFFER OF DEDICATION (IOD) OF LOT B AS OFFERED HEREON, TO BE ACCEPTED AT FUTURE DATE.

JASON LINDGREN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA

DATE: _____



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

BY: _____
DEPUTY

DOCUMENT NO.: _____

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 2022. 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 7.73 ACRES, CONSISTING OF 34 RESIDENTIAL LOTS TOTALING 5.25 ACRES, 1 LANDSCAPE LOT TOTALING 0.41 ACRE, AND STREET RIGHT OF WAY TOTALING 2.06 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. 10-020.04.2, POPPY MEADOWS PHASE 2 EAST, AND FIND IT TO BE TECHNICALLY CORRECT.

JOCelyn L. LIMAS, CITY SURVEYOR
LS NO. 9596

DATED: _____ 2024



SOILS REPORT NOTE:

A GEOTECHNICAL REPORT, HAS BEEN PREPARED BY WALLACE KUHLE & ASSOCIATES, DATED MAY 26 2022. WKA NO. 4630.2200082.0000. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF ELK GROVE.

TITAL NOTES:

THIS MAP IS SUBJECT TO THE FOLLOWING:

1. DOCUMENT ENTITLED "CONSTRUCTION EASEMENT AGREEMENT" RECORDED JULY 11, 2022 AS DOCUMENT NUMBER 202207110063 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
2. DOCUMENT ENTITLED "TEMPORARY CONSTRUCTION EASEMENT AGREEMENT" RECORDED NOVEMBER 29, 2022 AS DOCUMENT NUMBER 202211290892 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
3. DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" RECORDED AUGUST 29, 2023 AS DOCUMENT NUMBER 202308290596 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

SUBDIVISION NO. 10-020.04.2
POPPY MEADOWS PHASE 2 EAST

BEING A SUBDIVISION OF LOT A OF SUBDIVISION
NO. 10-020.04, RECORDED IN
BOOK 450, PAGES 2
SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA

Mackay & Somp

ENGINEERS PLANNERS SURVEYORS
2442 FRANKLIN DR. PLACENTIA, CA 94586 (916) 225-0480
MAY 2024

SHEET 2 OF 4

25233.PM2

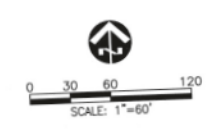
LEGEND

- BOUNDARY LINE
- - - LOT LINE/PARCEL LINE
- - - EASEMENT LINE
- - - EXISTING LOT RIGHT OF WAY LINE
- - - MONUMENT LINE
- - - NO INGRESS OR EGRESS RIGHT LINE
- FOUND REBAR AS NOTED
- ⊕ 2" BRASS DISC SET PER (1)
- ⊕ SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
- ▲ ANGLE POINT
- BOUNDARY
- BOOK OF MAPS
- DOCUMENT NUMBER
- IRON PIPE
- MONUMENT
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- RADIAL BEARING

REFERENCES:
(1) 450 BM 2

BASIS OF BEARINGS:
THE BEARING N4°16'30"E BETWEEN MONUMENTS IN TERRA FRANCA WAY AS SHOWN ON SUBDIVISION NO. 10-020.04, RECORDED IN BOOK 450 OF MAPS, AT PAGE 2, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

- 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, STREET, 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.



SUBDIVISION NO. 10-020.04.2
POPPY MEADOWS PHASE 2 EAST
BEING A SUBDIVISION OF LOT A OF SUBDIVISION NO. 10-020.04, RECORDED IN BOOK 450, PAGES 2 SACRAMENTO COUNTY RECORDS CITY OF ELK GROVE SACRAMENTO COUNTY, CALIFORNIA

MACKAY & SOMPS
ENGINEERS
14178 FERRARA DR., PLEASANTON, CA 94566 (925)223-0090



RESULTANT PARCEL A
DN 202112150613

RESULTANT PARCEL 1
DN 202004300957

SUBD. 17-001.01
450 BM 1

47 SUBD. 10-020.04
(1) ad

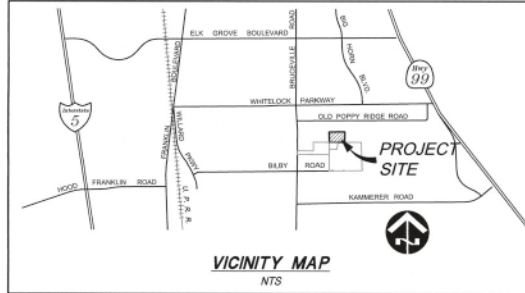
EXHIBIT B

SUBDIVISION NO. 17-001.02

POPPY MEADOWS PHASE 2 WEST

BEING A SUBDIVISION OF LOT A
OF SUBDIVISION NO. 17-001.01
RECORDED BOOK 450 OF MAPS AT PAGE 1,
SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA

Mackay & Soms
PLANNERS ENGINEERS
51428 FRANKLIN DR., PLEASANTON, CA 94568 (925)225-0890
MAY 2024



OWNER'S STATEMENT:

THE UNDERSIGNED DOES HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP OF SUBDIVISION NO. 17-001.02, POPPY MEADOWS PHASE 2 WEST, 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:

- LOT A

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

- AN EASEMENT FOR PUBLIC USE PLEASANT VALLEY WAY, CAROLINA WAY, APPY RIDGE WAY, AND SPOONWOOD AVENUE 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 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 COURTS, DRIVE, ROAD 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" (NIEL).
- 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 PAVEMENT SURFACE WITHIN THE AREA OVER AND ACROSS THAT LAND DESIGNATED HEREON AS "VISIBILITY EASEMENT" (VE).

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 21st DAY OF June, 2024.

AS OWNERS: KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Nathan Holt
NAME: Nathan Holt
TITLE: Authorized Signatory

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 Maricopa

ON June 27, 2024, BEFORE ME Meredith Leaton A NOTARY PUBLIC, PERSONALLY APPEARED Nathan Holt as Authorized Signatory 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 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: Meredith Leaton

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
Meredith Leaton Maricopa Arizona

PRINCIPAL PLACE OF BUSINESS: Maricopa County

COMMISSION EXPIRES: 7/14/26

COMMISSION # OF NOTARY: 631705



OPTIONEE'S STATEMENT:

BEAZER HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OPTIONEE AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED JULY 11, 2022, AS DOCUMENT NUMBER 202407110064, SACRAMENTO COUNTY RECORDS, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BEAZER HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Lucas C. Wissmann DATE: 7/8/24
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 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 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

CITY ENGINEER'S STATEMENT:

I, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 17-001.02, POPPY MEADOWS PHASE 2 WEST, AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON DECEMBER 7, 2017 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. 17-001.02, POPPY MEADOWS PHASE 2 WEST, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, PLEASANT VALLEY WAY, CAROLINA WAY, APPY RIDGE WAY, AND SPOONWOOD AVENUE FOR PUBLIC STREET PURPOSES; ACCEPTED THE PUBLIC UTILITY EASEMENTS; ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS; ACCEPTED LOT A IN FEE SIMPLE ALL AS OFFERED HEREON.

JASON LINDGREN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA

DATE: _____



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 2022. 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 9.43 ACRES, CONSISTING OF 50 RESIDENTIAL LOTS TOTALING 7.02 ACRES, 1 LANDSCAPE TOTALING 0.30 ACRES, AND STREET RIGHT OF WAY TOTALING 2.11 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. 17-001.02, POPPY MEADOWS PHASE 2 WEST, AND FIND IT TO BE TECHNICALLY CORRECT.

JOCHELYN L. LIMAS, CITY SURVEYOR
LS NO. 9596

DATED: _____ 2024



SOILS REPORT NOTE:

A GEOTECHNICAL REPORT, HAS BEEN PREPARED BY WALLACE KUHL & ASSOCIATES, DATED MAY 26 2022, WKA NO. 4630.2200082.0000. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF ELK GROVE.

TITAL NOTES:

THIS MAP IS SUBJECT TO THE FOLLOWING:

1. DOCUMENT ENTITLED "RIGHT OF ENTRY AGREEMENT" RECORDED DECEMBER 18, 2020 AS DOCUMENT NUMBER 202012161152 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
2. DOCUMENT ENTITLED "CONSTRUCTION EASEMENT AGREEMENT" RECORDED JULY 11, 2022 AS DOCUMENT NUMBER 202207110063 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

SUBDIVISION NO. 17-001.02
POPPY MEADOWS PHASE 2 WEST

BEING A SUBDIVISION OF LOT A
OF SUBDIVISION NO. 17-001.01
RECORDED BOOK 450 OF MAPS AT PAGE 1,
SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA

Mackay & Somp

ENGINEERS SURVEYORS GEODETIC
51420 FRANKLIN DR., PLEASANTON, CA 94588 (925)275-0990
MAY 2024

SHEET 2 OF 5

25233.PM1



Line Table

Line #	Bearing	Length
L1 BNDY	N89°25'21"E	63.65'
L2 BNDY	N0°34'39"W	49.00'
L3 BNDY	N0°34'39"W	4.00'
L4 BNDY	N89°25'21"E	40.00'
L5 BNDY	N0°34'39"W	4.00'
L6 BNDY	N0°34'39"W	4.00'
L7 BNDY	N89°25'21"E	40.00'
L8 BNDY	N0°34'39"W	4.00'
L9 BNDY	N89°25'21"E	34.52'

Curve Table

Curve #	Radius	Delta	Length
C1 BNDY	20.00'	90°00'00"	31.42'
C2 BNDY	20.00'	90°00'00"	31.42'
C3 BNDY	20.00'	90°00'00"	31.42'
C4 BNDY	20.00'	90°00'00"	31.42'
C5 BNDY	20.00'	90°00'00"	31.42'
C6 BNDY	630.00'	4°46'49"	52.56'

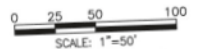


- LEGEND**
- BOUNDARY LINE
 - - - LOT LINE/PARCEL LINE
 - - - EASEMENT LINE
 - - - EXISTING LOT RIGHT OF WAY LINE
 - - - EXISTING EASEMENT LINE
 - - - MONUMENT LINE
 - - - NO INGRESS OR EGRESS RIGHT LINE
 - - - SECTION LINE
 - FOUND REBAR AS NOTED
 - ⊙ 2" BRASS DISC STAMPED "LS 8817" SET PER (1)
 - ⊙ SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
 - ⊙ ¼ CORNER AS NOTED
 - ▲ ANGLE POINT
 - BNDY BOUNDARY
 - BM BOOK OF MAPS
 - DN DOCUMENT NUMBER
 - IP IRON PIPE
 - EX EXISTING
 - M MONUMENT
 - PL PROPERTY LINE
 - PUE PUBLIC UTILITY EASEMENT
 - VE VISIBILITY EASEMENT
 - (R) RADIAL BEARING
 - ④ INDICATE SHEET NUMBER

REFERENCES:
(1) 450 BM 1

- 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.

BASIS OF BEARINGS:
THE BEARING N89°25'21"E BETWEEN MONUMENTS IN WILDCREST WAY AS SHOWN ON SUBDIVISION NO. 17-001.01 RECORDED IN BOOK 450 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.



SUBDIVISION NO. 17-001.02
POPPY MEADOWS PHASE 2 WEST

BEING A SUBDIVISION OF LOT A
OF SUBDIVISION NO. 17-001.01
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CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA

MACKAY & SOMPS

ENGINEERS PLUMBERS
3143 TRAVLER DR., PLACENTIA, CA 94668 (916) 222-9990
MAY 2024



- LEGEND**
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 - - - LOT LINE/PARCEL LINE
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 - BNDY BOUNDARY
 - BM BOOK OF MAPS
 - DN DOCUMENT NUMBER
 - IP IRON PIPE
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 - PL MONUMENT
 - PUE PROPERTY LINE
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 - (R) RADIAL BEARING
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POPPY MEADOWS PHASE 2 WEST

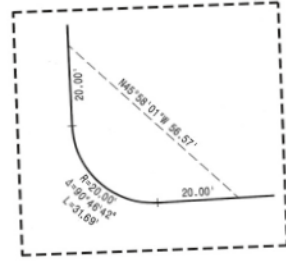
BEING A SUBDIVISION OF LOT A OF SUBDIVISION NO. 17-001.01 RECORDED BOOK 450 OF MAPS AT PAGE 1, SACRAMENTO COUNTY RECORDS CITY OF ELK GROVE SACRAMENTO COUNTY, CALIFORNIA

MACKAY & SOMPS

REGISTERED PROFESSIONAL LAND SURVEYORS
14423 FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0880

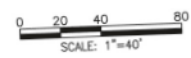
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VE DETAIL
SCALE: 1"=20'

SEE SHEET 4



SUBD. NO. 15-048
436 BM 6



SEE SHEET 4

- LEGEND**
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RESULTANT PARCEL #
DN 202112190613



POPPY MEADOWS PHASE 2 WEST

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SACRAMENTO COUNTY, CALIFORNIA

Mackay & Somp

REGISTERED PLUMBERS
31420 FERRIS LN., PLEASANTON, CA 94588 (925)225-0000

SHEET 5 OF 5

MAY 2024

2533.PM2

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2024-133

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

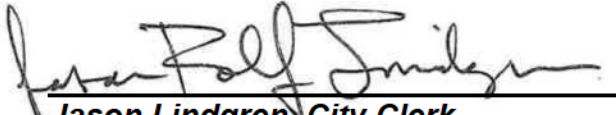
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on August 14, 2024 by the following vote:

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