

## RESOLUTION NO. 2024-156

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING THE FINAL MAP FOR ARBOR RANCH PHASE 2A SUBDIVISION (SUBDIVISION NO. 10-060.02.01 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 Arbor Ranch Subdivision Project on November 9, 2011.

**WHEREAS**, staff has reviewed the Final Map for Arbor Ranch, Phase 2A Subdivision (Subdivision No. 10-060-02.01) 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 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 Arbor Ranch, Phase 2A Subdivision (Subdivision No. 10-060.02.01) 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 Arbor Ranch, Phase 2A Subdivision (Subdivision No. 10-060.02.01), 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 New Home Company Northern California LLC, in substantially the form presented.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 11<sup>th</sup> day of September 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. 10-060.02.01, ARBOR RANCH PHASE 2A, 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:

- LOTS B AND C SUBJECT TO IMPROVEMENT.

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

- AN EASEMENT FOR PUBLIC USE BIG HORN BOULEVARD, LACOSTE WAY, KAPUNDA WAY, MAUME WAY, MORNINGTON WAY, MINCEY WAY, AND KELLYBROOK WAY WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENTS.
- AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF 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."(//))
- 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" (V.E.).

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

AS OWNERS: AG EHC II (NWHM) CA 2, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT

BY: \_\_\_\_\_

STEVEN S. BENSON  
ITS MANAGER

### 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 \_\_\_\_\_ )

ON \_\_\_\_\_, 2024, BEFORE ME \_\_\_\_\_ A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ 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: \_\_\_\_\_

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE \_\_\_\_\_

PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_

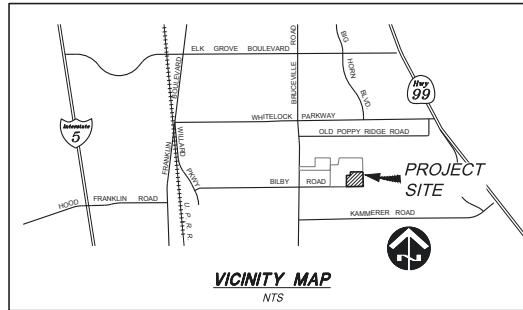
COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION # OF NOTARY: \_\_\_\_\_

## ARBOR RANCH PHASE 2A

SUBDIVISION NO. 10-060.02.01  
BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 22-007, RECORDED IN BOOK 250, PAGE 10 SACRAMENTO COUNTY RECORDS CITY OF ELK GROVE SACRAMENTO COUNTY, CALIFORNIA

**Mackay & Somp**  
ENGINEERS PLANNERS SURVEYORS  
5142B FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0690  
JUNE 2024



### OPTIONEE'S STATEMENT:

THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OPTIONEE AS DISCLOSED BY MEMORANDUM OF OPTION AGREEMENT RECORDED SEPTEMBER 5, 2023 DOCUMENT NO. 202309050023, SACRAMENTO COUNTY RECORDS, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

DATE: \_\_\_\_\_

### 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 \_\_\_\_\_ )

ON \_\_\_\_\_, 2024, BEFORE ME \_\_\_\_\_ A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ 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: \_\_\_\_\_

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE \_\_\_\_\_

PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_

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

COMMISSION # OF NOTARY: \_\_\_\_\_

### TRUSTEE'S STATEMENT:

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, AS TRUSTEE AS DISCLOSED BY THE DEED OF TRUST RECORDED OCTOBER 4, 2021 DOCUMENT NO. 202110040206, SACRAMENTO COUNTY RECORDS, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

DATE: \_\_\_\_\_

### 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 \_\_\_\_\_ )

ON \_\_\_\_\_, 2024, BEFORE ME \_\_\_\_\_ A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ 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: \_\_\_\_\_

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE \_\_\_\_\_

PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_

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

COMMISSION # OF NOTARY: \_\_\_\_\_

### 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. 10-060.02.01, ARBOR RANCH PHASE 2A, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, LACOSTE WAY, KAPUNDA WAY, MAUME WAY, MORNINGTON WAY, MINCEY WAY, AND KELLYBROOK WAY 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.

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: \$ \_\_\_\_\_

**CITY ENGINEER'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 10-060.02.01, ARBOR RANCH PHASE 2A, AND FIND THAT IT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON NOVEMBER 9, 2011 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: \_\_\_\_\_, 2024



**CITY SURVEYOR'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 10-060.02.01, ARBOR RANCH PHASE 2A, AND FIND IT TO BE TECHNICALLY CORRECT.

JOCELYN L. LIMAS, CITY SURVEYOR  
LS NO. 9596

DATED: \_\_\_\_\_, 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 ORDINANCES AT THE REQUEST OF RICHLAND COMMUNITIES IN AUGUST 2021. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL THE MONUMENTS INDICATED HEREON ARE OF THE CHARACTER AND OCCUPY POSITIONS INDICATED HEREON OR WILL BE SET WITHIN TWELVE MONTHS FROM RECORDATION OF THIS FINAL MAP, AND THE COMPLETION OF IMPROVEMENTS, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

TOTAL AREA OF THIS SUBDIVISION IS 35.99 ACRES, CONSISTING OF 112 RESIDENTIAL LOTS TOTALING 10.48 ACRES, 2 LANDSCAPE LOTS TOTALING 0.07 ACRES, 1 LOT FOR FUTURE DEVELOPMENT TOTALING 22.00 ACRES, AND STREET RIGHT OF WAY TOTALING 3.44 ACRES.

IAN BRUCE MACDONALD  
LS NO. 8817

DATED: \_\_\_\_\_, 2024



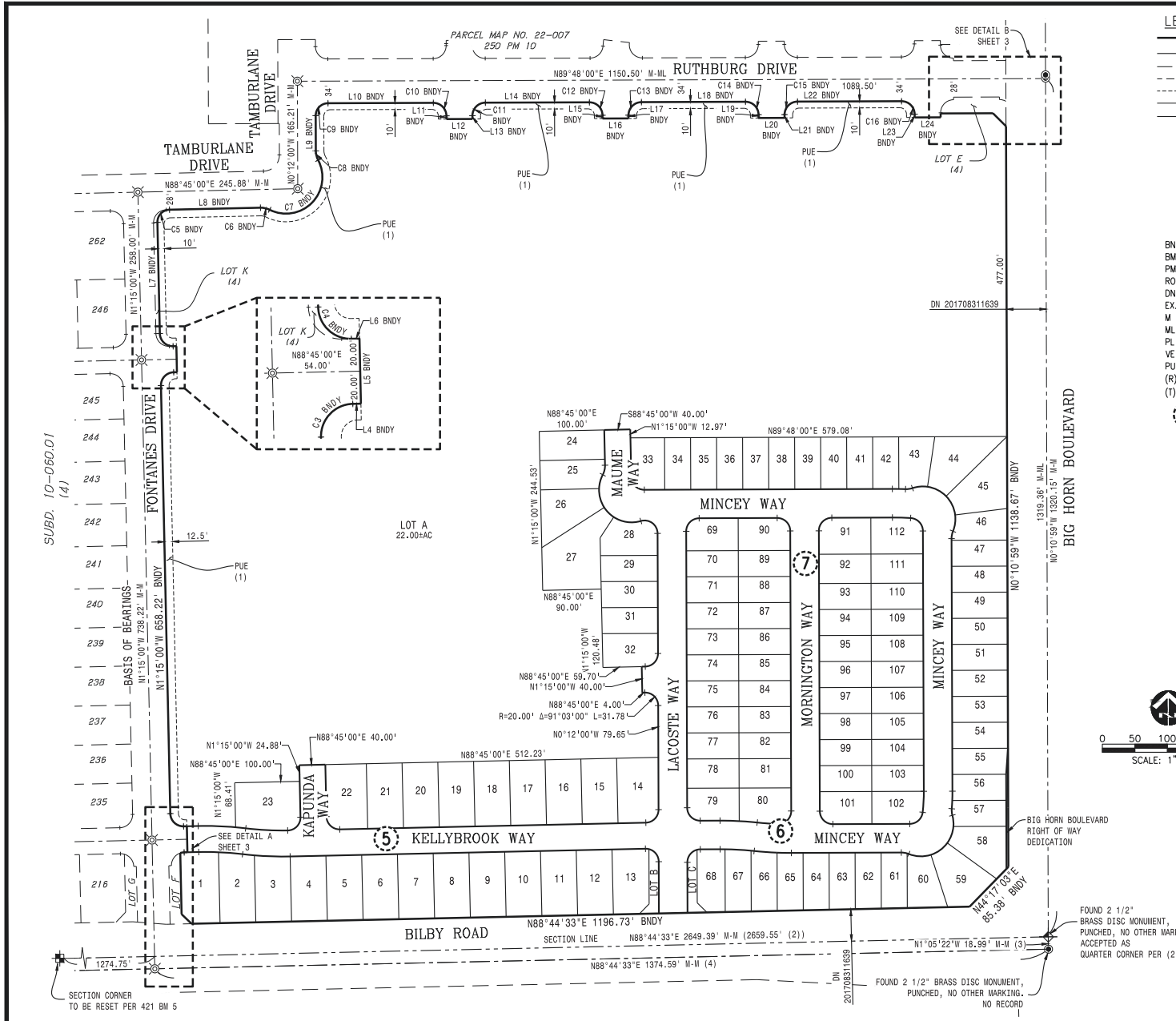
**SOILS REPORT NOTE:**

A GEOTECHNICAL REPORT HAS BEEN PREPARED BY WALLACE KUHL & ASSOCIATES (UNIVERSAL ENGINEERING SERVICES), DATED JANUARY 24, 2014, FILE NO. 9848.01, UPDATED MARCH 3, 2022, WKA NO. 4630.2200031.000. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF ELK GROVE.

SUBDIVISION NO. 10-060.02.01  
**ARBOR RANCH PHASE 2A**

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP  
NO. 22-007, RECORDED IN BOOK 250, PAGE 10  
SACRAMENTO COUNTY RECORDS  
CITY OF ELK GROVE  
SACRAMENTO COUNTY, CALIFORNIA

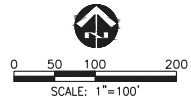




- LEGEND**
- BOUNDARY LINE
  - - - LOT LINE/PARCEL LINE
  - · - · - EXISTING LOT RIGHT OF WAY LINE
  - · - · - EASEMENT LINE
  - · - · - EXISTING EASEMENT LINE
  - · - · - MONUMENT LINE
  - · - · - SECTION LINE
  - FOUND 2 1/2" BRASS DISC IN MONUMENT WELL AS NOTED
  - ⊙ 2 1/2" BRASS DISC IN MONUMENT WELL STAMPED "LS 9265", SET PER (4)
  - ⊙ 2 1/2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
  - ⊕ 1/4 CORNER AS NOTED
  - ⊕ SECTION CORNER AS NOTED
  - △ ANGLE POINT BOUNDARY
  - BM BOOK OF MAP
  - PM PARCEL MAP
  - RM RECORD OF SURVEY
  - DN DOCUMENT NUMBER
  - EX. EXISTING
  - M MONUMENT
  - ML MONUMENT LINE
  - PL PROPERTY LINE
  - VE VISIBILITY EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - (R) RADIAL BEARING
  - (T) TOTAL
  - ④ INDICATE SHEET NUMBER

- REFERENCES:**
- (1) DN
  - (2) 90 ROS 23
  - (3) 250 PM 10
  - (4) -- BM --

- NOTES:**
1. 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.
  2. ALL FRONT LOT CORNERS WILL BE SET ON A 1.00 FOOT PROJECTION ON THE SIDEWALK WITH A 1" BRASS DISC STAMPED "LS 8817".
  3. 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.
  4. EACH LOT SHALL HAVE ONE DRIVEWAY. ADDITIONAL DRIVEWAYS REQUIRE APPROVAL FROM PUBLIC WORKS.
  5. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE WAY 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 N11°15'00"W BETWEEN MONUMENTS SET ON FONTANES DRIVE AS SHOWN ON SUBDIVISION NO. 10-060.01, RECORDED IN BOOK OF MAPS, AT PAGE, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

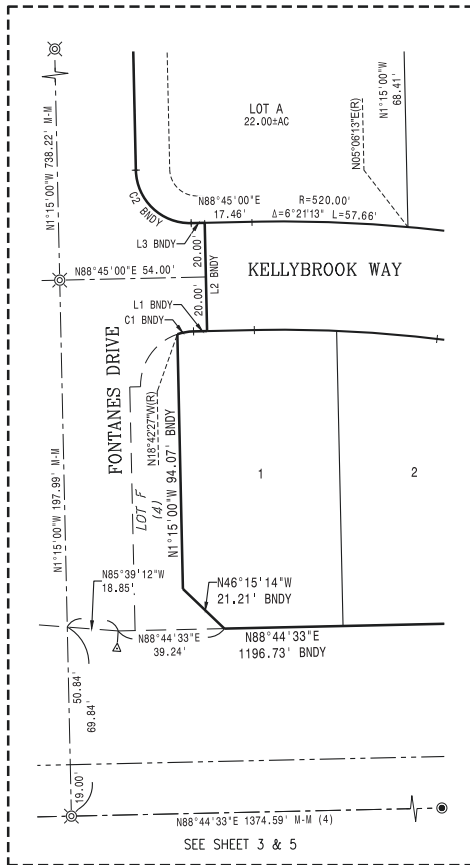
SUBDIVISION NO. 10-060.02.01  
**ARBOR RANCH PHASE 2A**

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 22-007, RECORDED IN BOOK 250, PAGE 10 SACRAMENTO COUNTY RECORDS CITY OF ELK GROVE SACRAMENTO COUNTY, CALIFORNIA

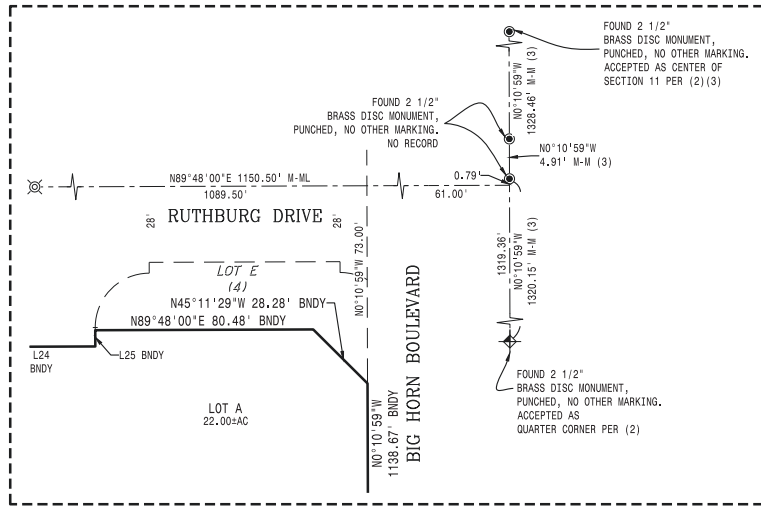
**MACKAY & SOMPS**  
 ENGINEERS PLANNERS SURVEYORS  
 51426 FRANKLIN DR., PLEASANTON, CA 94588 (925)222-9999

FOUND 2 1/2" BRASS DISC MONUMENT, PUNCHED, NO OTHER MARKING. ACCEPTED AS QUARTER CORNER PER (2)

FOUND 2 1/2" BRASS DISC MONUMENT, PUNCHED, NO OTHER MARKING. NO RECORD



**DETAIL A**  
SCALE: 1"=30'



**DETAIL B**  
SCALE: 1"=30'

Line Table		
Line #	Bearing	Length
L1 BNDY	N88°45'00"E	5.00'
L2 BNDY	N1°15'00"W	40.00'
L3 BNDY	N88°45'00"E	5.00'
L4 BNDY	N88°45'00"E	5.00'
L5 BNDY	N1°15'00"W	40.00'
L6 BNDY	N88°45'00"E	5.00'
L7 BNDY	N1°15'00"W	171.00'
L8 BNDY	N88°45'00"E	139.96'
L9 BNDY	N0°12'00"W	54.29'
L10 BNDY	N89°48'00"E	162.00'
L11 BNDY	N0°12'00"W	5.00'
L12 BNDY	N89°48'00"E	40.00'
L13 BNDY	N0°12'00"W	5.00'

Line Table		
Line #	Bearing	Length
L14 BNDY	N89°48'00"E	160.00'
L15 BNDY	N0°12'00"W	5.00'
L16 BNDY	N89°48'00"E	40.00'
L17 BNDY	N0°12'00"W	5.00'
L18 BNDY	N89°48'00"E	160.00'
L19 BNDY	N0°12'00"W	5.00'
L20 BNDY	N89°48'00"E	40.00'
L21 BNDY	N0°12'00"W	5.00'
L22 BNDY	N89°48'00"E	160.00'
L23 BNDY	N0°12'00"W	5.00'
L24 BNDY	N89°48'00"E	40.00'
L25 BNDY	N0°12'00"W	6.00'

Curve Table			
Curve #	Radius	Delta	Length
C1 BNDY	20.00'	17°27'27"	6.09'
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	19.00'	90°00'00"	29.85'
C6 BNDY	30.00'	27°54'20"	14.61'
C7 BNDY	56.00'	144°45'39"	141.49'
C8 BNDY	30.00'	27°54'20"	14.61'
C9 BNDY	19.00'	90°00'00"	29.85'
C10 BNDY	20.00'	90°00'00"	31.42'
C11 BNDY	20.00'	90°00'00"	31.42'
C12 BNDY	20.00'	90°00'00"	31.42'
C13 BNDY	20.00'	90°00'00"	31.42'
C14 BNDY	20.00'	90°00'00"	31.42'
C15 BNDY	20.00'	90°00'00"	31.42'
C16 BNDY	20.00'	90°00'00"	31.42'

**LEGEND**

- BOUNDARY LINE
- LOT LINE/PARCEL LINE
- - - EXISTING LOT RIGHT OF WAY LINE
- - - EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - MONUMENT LINE
- - - SECTION LINE
- FOUND 2 1/2" BRASS DISC IN MONUMENT WELL AS NOTED
- 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 9265", SET PER (4)
- SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
- ⊕ 1/4 CORNER AS NOTED
- ⊕ SECTION CORNER AS NOTED
- △ ANGLE POINT
- △ BNDY BOUNDARY
- BM BOOK OF MAP
- PM PARCEL MAP
- ROS RECORD OF SURVEY
- DN DOCUMENT NUMBER
- EX EXISTING
- M MONUMENT
- ML MONUMENT LINE
- PL PROPERTY LINE
- VE VISIBILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- (T) TOTAL
- (5) INDICATE SHEET NUMBER

**REFERENCES:**

(1)	DN
(2)	90 ROS 23
(3)	250 PM 10
(4)	-- BM --

**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.
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- ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE WAY 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 N1°15'00"E BETWEEN MONUMENTS SET ON FONTANES DRIVE AS SHOWN ON SUBDIVISION NO. 10-060.01, RECORDED IN BOOK ... OF MAPS, AT PAGE ... SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

SUBDIVISION NO. 10-060.02.01  
**ARBOR RANCH PHASE 2A**

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 22-007, RECORDED IN BOOK 250, PAGE 10 SACRAMENTO COUNTY RECORDS  
CITY OF ELK GROVE  
SACRAMENTO COUNTY, CALIFORNIA

**Mackay & Somp**  
ENGINEERS PLANNERS SURVEYORS  
51425 FRANKLIN DR., PLEASANTON, CA 94588 (925)222-9690

**LEGEND**

- BOUNDARY LINE
- LOT LINE/PARCEL LINE
- EXISTING LOT RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- SECTION LINE
- ⊙ FOUND 2" BRASS DISC IN MONUMENT WELL AS NOTED
- ⊙ 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 9265", SET PER (4)
- ⊙ SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
- ✦ ¼ CORNER AS NOTED
- ✦ SECTION CORNER AS NOTED
- ▲ ANGLE POINT
- BNDY BOUNDARY
- BM BOOK OF MAP
- FM PARCEL MAP
- ROS RECORD OF SURVEY
- DN DOCUMENT NUMBER
- EX EXISTING
- M MONUMENT
- ML MONUMENT LINE
- PL PROPERTY LINE
- VE VISIBILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- (T) TOTAL
- ⑤ INDICATE SHEET NUMBER

**REFERENCES:**

- (1) DN
- (2) 90 ROS 23
- (3) 250 PM 10
- (4) -- BM --

SEE SHEET 6

**NOTES:**

1. 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.
2. ALL FRONT LOT CORNERS WILL BE SET ON A 1.00 FOOT PROJECTION ON THE SIDEWALK WITH A 1" BRASS DISC STAMPED "LS 8817".
3. 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.
4. EACH LOT SHALL HAVE ONE DRIVEWAY. ADDITIONAL DRIVEWAYS REQUIRE APPROVAL FROM PUBLIC WORKS.
5. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE WAY 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.

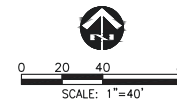
**BASIS OF BEARINGS:**

THE BEARING N1°15'00"E BETWEEN MONUMENTS SET ON FONTANES DRIVE AS SHOWN ON SUBDIVISION NO. 10-060.01, RECORDED IN BOOK \_\_\_\_ OF MAPS, AT PAGE \_\_, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

SUBDIVISION NO. 10-060.02.01

**ARBOR RANCH PHASE 2A**

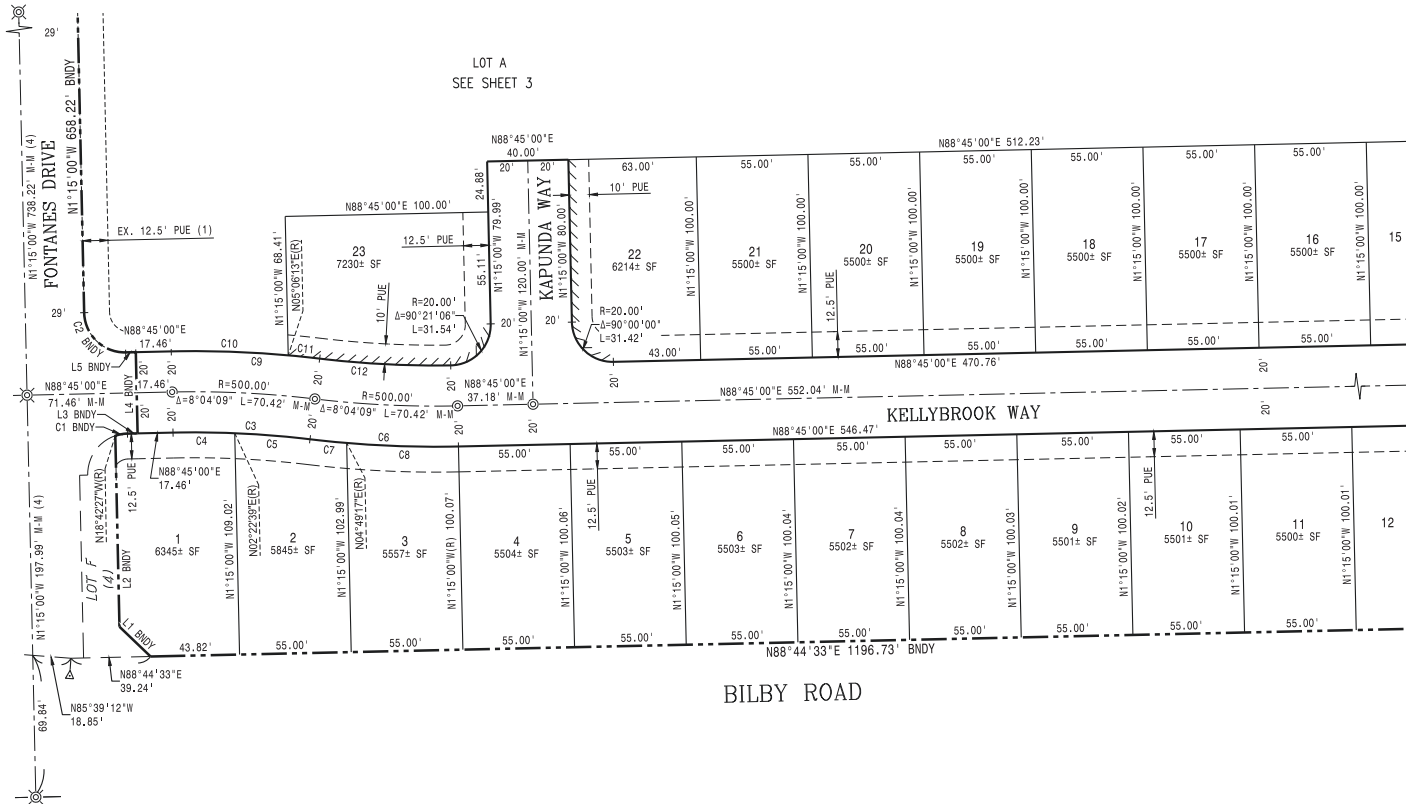
BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 22-007, RECORDED IN BOOK 250, PAGE 10 SACRAMENTO COUNTY RECORDS  
CITY OF ELK GROVE  
SACRAMENTO COUNTY, CALIFORNIA



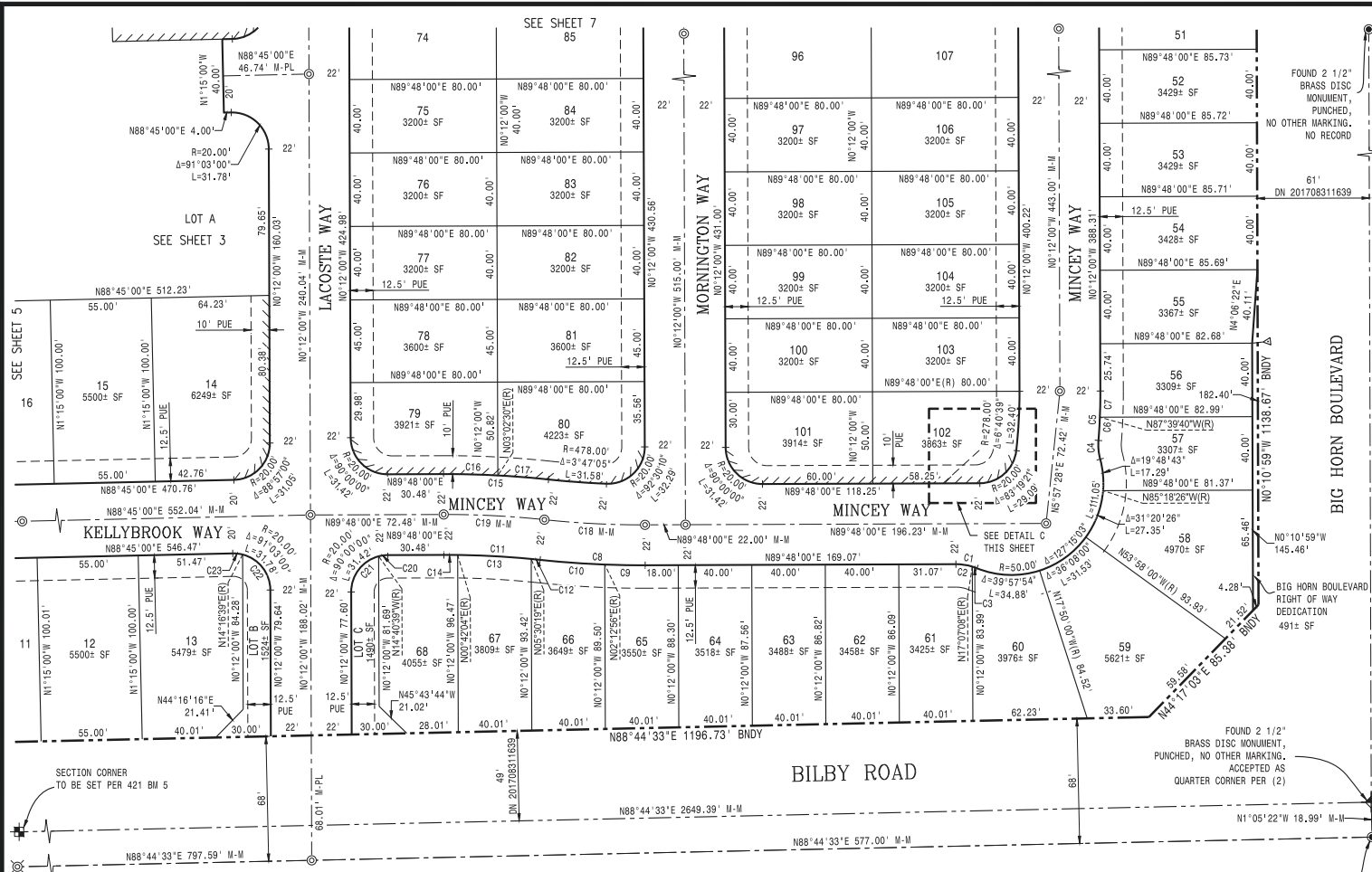
Line Table		
Line #	Bearing	Length
L1 BNDY	N46°15'14"W	21.21'
L2 BNDY	N1°15'00"W	94.07'
L3 BNDY	N88°45'00"E	5.00'
L4 BNDY	N1°15'00"W	40.00'
L5 BNDY	N88°45'00"E	5.00'

Curve Table			
Curve #	Radius	Delta	Length
C1 BNDY	20.00'	17°27'27"	6.09'
C2 BNDY	20.00'	90°00'00"	31.42'
C3	480.00'	8°04'09"	67.60'
C4	480.00'	3°37'39"	30.39'
C5	480.00'	4°26'30"	37.21'
C6	520.00'	8°04'09"	73.23'

Curve Table			
Curve #	Radius	Delta	Length
C7	520.00'	1°59'52"	18.13'
C8	520.00'	6°04'17"	55.10'
C9	520.00'	8°04'09"	73.23'
C10	520.00'	6°21'13"	57.66'
C11	520.00'	1°42'56"	15.57'
C12	480.00'	7°43'03"	64.65'







- LEGEND**
- BOUNDARY LINE
  - LOT LINE/PARCEL LINE
  - - - EXISTING LOT RIGHT OF WAY LINE
  - - - EASEMENT LINE
  - - - EXISTING EASEMENT LINE
  - - - MONUMENT LINE
  - - - SECTION LINE
  - FOUND 2 1/2" BRASS DISC IN MONUMENT WELL AS NOTED
  - 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 9265", SET PER (4)
  - SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
  - ⊕ 1/4 CORNER AS NOTED
  - ⊕ SECTION CORNER AS NOTED
  - ▲ ANGLE POINT
  - BNDY BOUNDARY
  - BM BOOK OF MAP
  - PM PARCEL MAP
  - ROS RECORD OF SURVEY
  - DN DOCUMENT NUMBER
  - EX EXISTING
  - M MONUMENT
  - ML MONUMENT LINE
  - PL PROPERTY LINE
  - VE VISIBILITY EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - (R) RADIAL BEARING
  - (T) TOTAL
  - ⑤ INDICATE SHEET NUMBER

- 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 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 N11°5'00"E BETWEEN MONUMENTS SET ON FONTANES DRIVE AS SHOWN ON SUBDIVISION NO. 10-060.01, RECORDED IN BOOK --- OF MAPS, AT PAGE --- SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

SUBDIVISION NO. 10-060.02.01  
**ARBOR RANCH PHASE 2A**  
 BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 22-007, RECORDED IN BOOK 250, PAGE 10 SACRAMENTO COUNTY RECORDS  
 CITY OF ELK GROVE  
 SACRAMENTO COUNTY, CALIFORNIA

**MACKAY & SOMPS**  
 ENGINEERS PLANNERS SURVEYORS  
 5142E FRANKLIN DR., PLEASANTON, CA 94568 (925)222-9999

JUNE 2024

SHEET 6 OF 7

**Curve Table**

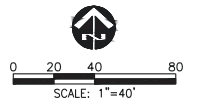
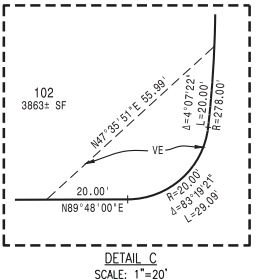
Curve #	Radius	Delta	Length
C1	30.00'	22°19'54"	11.69'
C2	30.00'	17°19'08"	9.07'
C3	30.00'	5°00'46"	2.62'
C4	30.00'	19°42'39"	10.32'
C5	322.00'	4°47'30"	26.93'
C6	322.00'	2°15'09"	12.66'
C7	322.00'	2°32'20"	14.27'
C8	522.00'	6°17'15"	57.28'

**Curve Table**

Curve #	Radius	Delta	Length
C9	522.00'	2°24'56"	22.01'
C10	522.00'	3°52'19"	35.28'
C11	478.00'	6°17'15"	52.46'
C12	478.00'	0°34'56"	4.86'
C13	478.00'	4°48'14"	40.08'
C14	478.00'	0°54'04"	7.52'
C15	522.00'	6°17'15"	57.28'
C16	522.00'	3°14'30"	29.53'

**Curve Table**

Curve #	Radius	Delta	Length
C17	522.00'	3°02'45"	27.75'
C18	500.00'	6°17'15"	54.87'
C19	500.00'	6°17'15"	54.87'
C20	20.00'	14°28'39"	5.05'
C21	20.00'	75°31'21"	26.36'
C22	20.00'	75°31'21"	26.36'
C23	20.00'	15°31'39"	5.42'

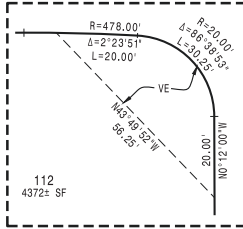


- REFERENCES:**
- (1) DN
  - (2) 90 ROS 23
  - (3) 250 PM 10
  - (4) --- BM ---



SEE SHEET 3  
LOT A

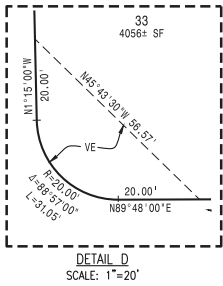
FOUND 2 1/2"  
BRASS DISC MONUMENT,  
PUNCHED, NO OTHER MARKING,  
NO RECORD



DETAIL E  
SCALE: 1"=20'

Curve Table			
Curve #	Radius	Delta	Length
C1	30.00'	28°57'18"	15.16'
C2	522.00'	2°13'30"	20.27'
C3	522.00'	1°05'52"	10.00'
C4	522.00'	1°07'39"	10.27'
C5	30.00'	20°41'50"	10.84'
C6	30.00'	22°19'54"	11.69'

FOUND 2 1/2"  
BRASS DISC MONUMENT,  
PUNCHED, NO OTHER MARKING,  
ACCEPTED AS  
QUARTER CORNER PER (2)



DETAIL D  
SCALE: 1"=20'

- LEGEND**
- BOUNDARY LINE
  - LOT LINE/PARCEL LINE
  - EXISTING LOT RIGHT OF WAY LINE
  - EASEMENT LINE
  - EXISTING EASEMENT LINE
  - MONUMENT LINE
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  - FOUND 2 1/2" BRASS DISC IN MONUMENT WELL AS NOTED
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  - ⊙ 1/4 CORNER AS NOTED
  - ⊙ SECTION CORNER AS NOTED
  - ∇ ANGLE POINT
  - BNDY
  - BOOK OF MAP
  - PM
  - ROS
  - DN
  - EX
  - M
  - ML
  - PL
  - VE
  - PUE
  - (R)
  - (1)
  - INDICATE SHEET NUMBER

- NOTES:**
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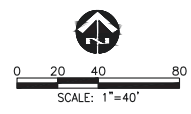
- REFERENCES:**
- DN
  - 90 ROS 23
  - 250 PM 10
  - BM

**BASIS OF BEARINGS:**  
THE BEARING N115°00'00"E BETWEEN MONUMENTS SET ON FONTANES DRIVE AS SHOWN ON SUBDIVISION NO. 10-060.01, RECORDED IN BOOK \_\_\_ OF MAPS, AT PAGE \_\_\_, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

SUBDIVISION NO. 10-060.02.01

# ARBOR RANCH PHASE 2A

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 22-007, RECORDED IN BOOK 250, PAGE 10 SACRAMENTO COUNTY RECORDS  
CITY OF ELK GROVE  
SACRAMENTO COUNTY, CALIFORNIA



**MACKAY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS  
51425 FRANKLIN PL., DUBLIN, CA 94568 (925)222-9999

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2024-156**

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

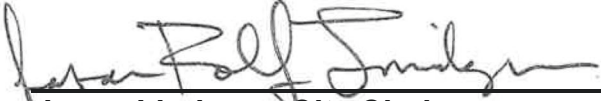
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 11, 2024 by the following vote:*

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

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

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

**ABSENT:**        **COUNCILMEMBERS:**        *Suen*

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