

RESOLUTION NO. 2024-200

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAP FOR ARBOR RANCH PHASE 3
(SUBDIVISION NO. 10-060.03)
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; and

WHEREAS, staff has reviewed the Final Map for Arbor Ranch Phase 3 (Subdivision No. 10-060.03) 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 County of Sacramento 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 Arbor Ranch Phase 3 (Subdivision No. 10-060.03) 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 3 (Subdivision No. 10-060.03), 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 Lennar Homes of California, LLC, and TPG AG EHC III (LEN) CA 1, L.P., in substantially the form presented.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 23rd day of October 2024



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

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



SUZANNE E. KENNEDY,
ACTING CITY ATTORNEY

EXHIBIT A

OWNER'S STATEMENT:

THE UNDERSIGNED DOES HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP OF SUBDIVISION NO. 10-060.03, ARBOR RANCH PHASE 3, 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 A THROUGH F.
- THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF ELK GROVE AS EASEMENTS FOR PUBLIC PURPOSES:
- TO THE CITY OF ELK GROVE FOR PUBLIC USE SPOONWOOD AVENUE, TERRA FRANCA WAY, AMER WAY, SESTI WAY, BYERLY WAY, BAYSON WAY, JAMBUQUINE DRIVE, RAGAN DRIVE, TROUTINE WAY, BATSON WAY, TEMPER WAY, VALPANE WAY, SENESEKY WAY, AND VALPANE COURT WITHIN THE BOUNDARIES OF THE MAP SHOWN HEREON FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.
- AN EASEMENT FOR PUBLIC UTILITY FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTRICAL, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE, CABLE TELEVISION, AND OTHER UTILITIES TO BE INSTALLED AND MAINTAINED BY THE CITY OF ELK GROVE UNDER AND ACROSS AND 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 SET OFF BY THE CITY OF ELK GROVE ACROSS THE LOT LINES SHOWN HEREON AND DESIGNATED "NO INGRESS OR EGRESS RIGHT LINE" (NIER)
- 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 AREAOVER AND ACROSS THAT LAND DESIGNATED HEREON AS "VISIBILITY EASEMENT (VE) (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 ____ DAY OF _____, 2024.

AS OWNERS: TPO AG ENG III (LEW) CA 1, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: _____

NAME: _____

TITLE: _____

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, WHO PERSONALLY APPEARED _____, PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/HER AUTHORIZED CAPACITY(IES) AND THAT HE/SHE/IT/HER/HEY SOLEMNLY SWORE 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
SIGNATURE: _____

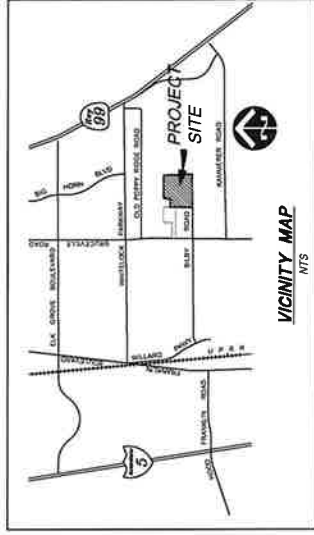
PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL PLACE OF BUSINESS: _____
COMMISSION EXPIRES: _____
COMMISSION # OF NOTARY: _____

SUBDIVISION NO. 10-060.03

ARBOR RANCH PHASE 3

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP NO. 22-007, RECORDED IN BOOK 250 OF PARCEL MAPS, AT PAGE 10 SACRAMENTO COUNTY RECORDS CITY OF ELK GROVE SACRAMENTO COUNTY, CALIFORNIA

Mackay & Somps
REGISTERED PROFESSIONAL ENGINEERS
1700 HUMBOLDT BL. PLACATEAU, CA 95666-4974
SEPTEMBER 2024



CITY ENGINEER'S STATEMENT:

I, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF SUBDIVISION NO. 10-060.03, ARBOR RANCH PHASE 3, 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
PCE NO. 55702
DATED: _____

CLERK OF THE BOARD OF SUPERVISORS' 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. 10-060.03, ARBOR RANCH PHASE 3, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT: SPOONWOOD AVENUE, TERRA FRANCA WAY, AMER WAY, SESTI WAY, BYERLY WAY, BAYSON WAY, JAMBUQUINE DRIVE, RAGAN DRIVE, TROUTINE WAY, TEMPER WAY, VALPANE WAY, SENESEKY WAY, AND VALPANE COURT FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS, ACCEPTED VISIBILITY EASEMENTS, ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS, ACCEPTED LOTS A THROUGH F IN FEE SIMPLE SUBJECT TO IMPROVEMENT, 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

BY: _____
DEPUTY

DOCUMENT NO.: _____

FEE: \$ _____

SUBDIVISION NO. 10-060.03
ARBOR RANCH PHASE 3
 BEING A SUBDIVISION OF PARCEL 3 OF PARCEL
 MAP NO. 22-007, RECORDED IN BOOK 250 OF
 PARCEL MAPS, AT PAGE 10
 SACRAMENTO COUNTY RECORDS
 CITY OF ELK GROVE
 SACRAMENTO COUNTY, CALIFORNIA

Mackay & Sontz
 SURVEYORS
 1000 S. HAVENS AVE.
 SACRAMENTO, CA 95833-5880
 SEPTEMBER 2024

TITAL NOTES:

THIS MAP IS SUBJECT TO THE FOLLOWING:

1. DOCUMENT ENTITLED "TECHNICAL EXECUTIVE AGREEMENT" RECORDED AUGUST 29, 2023, IS DOCUMENT NUMBER 20230928058 OF OFFICIAL RECORDS. THE LOCATION OF THE EXECUTIVE CANNOT BE DETERMINED FROM RECORD INFORMATION.

CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 10-060.03, ARBOR RANCH PHASE 3, AND FIND IT TO BE TECHNICALLY CORRECT.



JOCYLN L. DIMAS, CITY SURVEYOR

LS NO 9596

DATED: _____ 2024

SOILS REPORT NOTE:

A GEOTECHNICAL REPORT, HAS BEEN PREPARED BY WALLACE KIRIL & ASSOCIATES, DATED SEPTEMBER 27, 2023, FILE NO. 9889.01. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF ELK GROVE.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE SURVEYING ACTS OF CALIFORNIA AND THE RULES AND REGULATIONS THEREUNDER. 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 USBD MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRANDED, AND THE NOTES TO ALL CENTERLINE MONUMENTS WILL BE PROVIDED TO THE CITY OF ELK GROVE PRIOR TO THE ABOVE DATE.

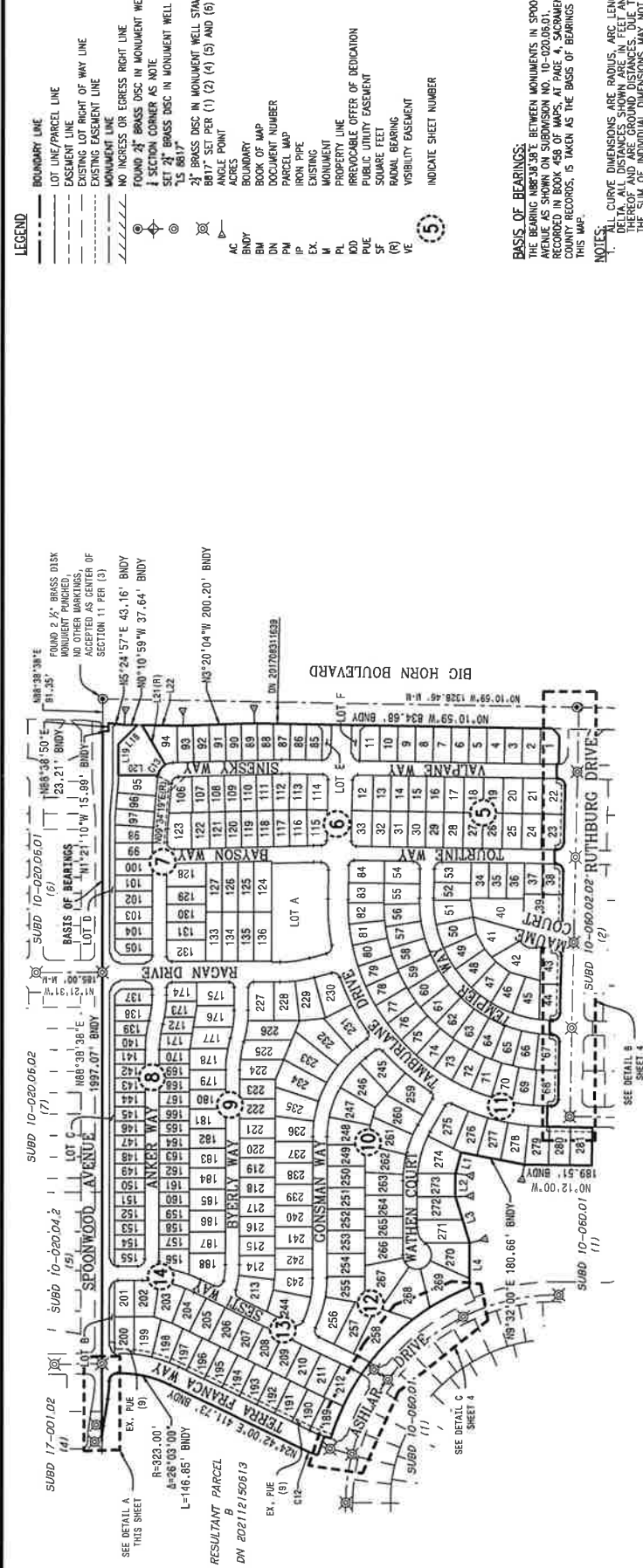
TOTAL AREA OF THIS SUBDIVISION IS 50.46 ACRES, CONSISTING OF 281 RESIDENTIAL LOTS TOTALING 37.42 ACRES, 5 LANDSCAPE LOTS TOTALING 0.77 ACRES, 1 PARK PARCEL, TOTALING 1 ACRE, AND STREET RIGHT OF WAY TOTALING 11.30 ACRES.



IAN BRUCE MACDONALD

LS NO 8817

DATED: _____ 2024



- LEGEND**
- BOUNDARY LINE
 - - - LOT LINE/PARCEL LINE
 - - - EASEMENT LINE
 - - - CENTER OF WAY LINE
 - - - EXISTING EASEMENT LINE
 - - - MONUMENT LINE
 - - - NO INGRESS OR EGRESS RIGHT LINE
 - ⊕ FOUND 2" BRASS DISC IN MONUMENT WELL AS NOTED
 - ⊕ SECTION CORNER AS NOTE
 - ⊕ 2" BRASS DISC IN MONUMENT WELL STAMPED 'LS'
 - ⊕ 2" BRASS DISC IN MONUMENT WELL STAMPED 'LS'
 - ⊕ BRASS DISC PER (1) (2) (4) (5) AND (6)
 - ⊕ ANGLE POINT
 - AC ACRES
 - BN BOUNDARY
 - BM BOOK OF MAP
 - DN DOCUMENT NUMBER
 - PM PARCEL MAP
 - IP IRON PIPE
 - EX EXISTING
 - W MONUMENT
 - PL PROPERTY LINE
 - IRREVOCABLE OFFER OF DEDICATION
 - ADD PUBLIC UTILITY EASEMENT
 - PUE SQUARE FEET
 - SF RADIAL BEARING
 - (R) VISIBILITY EASEMENT
 - VE INDICATE SHEET NUMBER

BASIS OF BEARINGS:
 THE BEARING N88°38'38"E BETWEEN MONUMENTS IN SPOONWOOD AVENUE IS SHOWN ON SUBDIVISION NO. 10-020-04-2. BEARINGS FOR ALL OTHER MONUMENTS IN THIS MAP, COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

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, OVERALL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
 2. ALL FRONT LOT CORNERS WILL BE SET ON A 1.00 FOOT PROJECTIONS ON THE SIDEWALK WITH A 1" BRASS DISC STAMPED 'LS 8817'.
 3. AGRICULTURAL PROPERTIES AND USES SURROUNDING THIS SUBDIVISION ARE NOT BEING RECORDED 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, COURT, DRIVE AND AVENUE SHOWN ON THIS MAP. THE CENTERLINE OF THE WAY, COURT, DRIVE AND AVENUE SHALL ALSO BE THE COMMON LINE OF THE SUBDIVISION BOUNDARY, THEN THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.

ARBOR RANCH PHASE 3
 BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP NO. 22-007, RECORDED IN BOOK 250 OF SACRAMENTO COUNTY RECORDS SACRAMENTO COUNTY, CALIFORNIA

SUBDIVISION NO. 10-060-03

MACKAY & SOMPS
 ENGINEERS
 316 TRINIDAD BL. SACRAMENTO, CA 95825-3686
 SEPTEMBER 2024

SHEET 3 OF 14 25333JAO3

Curve Table

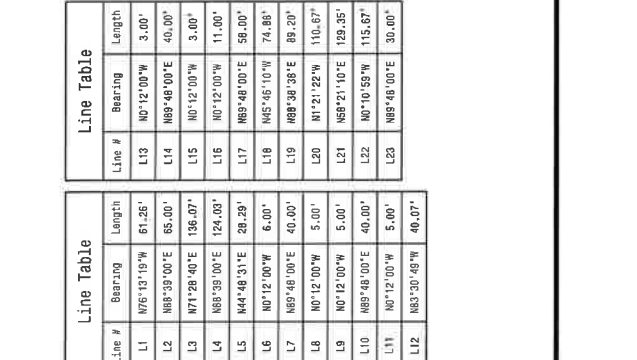
Curve #	Radius	Delta	Length
C1	20.00'	90°00'00"	31.42'
C2	20.00'	90°00'00"	31.42'
C3	20.00'	90°00'00"	31.42'
C4	20.00'	100°21'05"	35.03'
C5	20.00'	1°47'38"	10.02'
C6	20.00'	85°06'25"	29.71'
C7	20.00'	90°00'00"	31.42'
C8	336.00'	0°50'51"	5.00'
C9	378.00'	0°45'28"	5.00'
C10	20.00'	90°00'00"	31.42'
C11	19.00'	90°00'00"	28.85'
C12	377.00'	7°39'45"	50.42'
C13	44.00'	48°46'51"	37.46'

Line Table

Line #	Bearing	Length
L1	N76°10'15"W	51.26'
L2	N88°39'00"E	65.00'
L3	N71°28'40"E	136.07'
L4	N88°39'00"E	124.03'
L5	N44°48'31"E	28.29'
L6	N0°12'00"W	6.00'
L7	N89°48'00"E	40.00'
L8	N0°12'00"W	5.00'
L9	N89°48'00"E	40.00'
L10	N89°48'00"E	40.00'
L11	N0°12'00"W	5.00'
L12	N83°30'48"W	48.07'

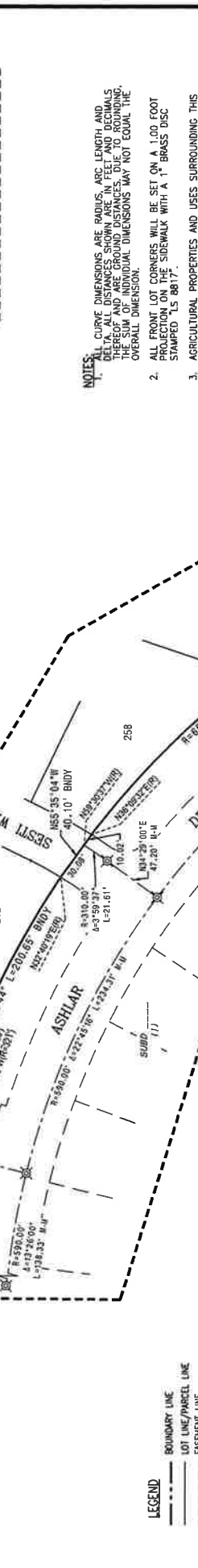
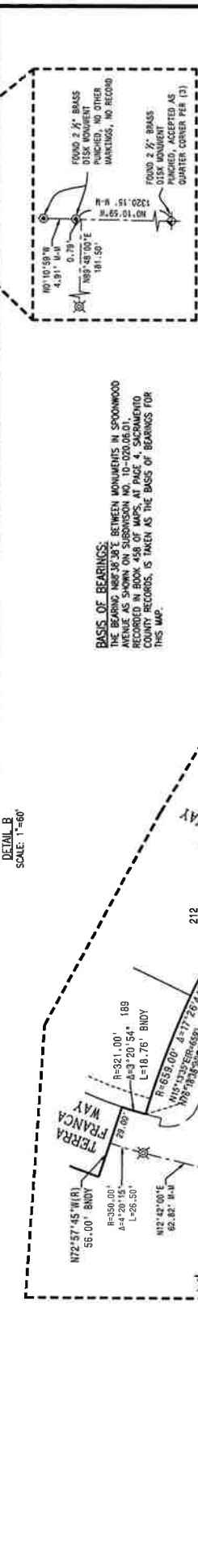
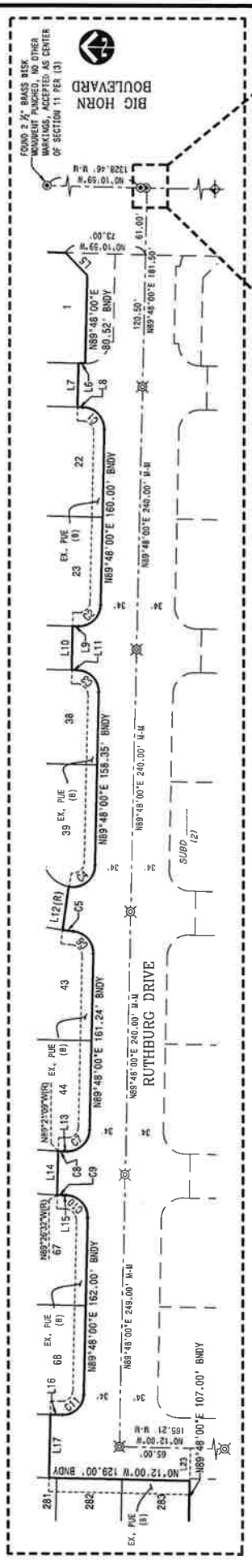
Line Table

Line #	Bearing	Length
L13	N0°12'00"W	3.00'
L14	N89°48'00"E	40.00'
L15	N0°12'00"W	3.00'
L16	N0°12'00"W	11.00'
L17	N89°48'00"E	58.00'
L18	N45°46'10"W	74.88'
L19	N89°48'38"E	88.20'
L20	N1°21'22"W	116.67'
L21	N89°21'10"E	128.35'
L22	N0°10'59"W	115.67'
L23	N89°48'00"E	30.00'



REFERENCES:

- (1) 454 BM 7 ARBOR RANCH PHASE 1
- (2) 454 BM 2 ARBOR RANCH PHASE 2B (TO BE RECORDED)
- (3) 454 BM 3 POPPY MEADOWS PHASE 2 WEST
- (4) 454 BM 4 POPPY MEADOWS PHASE 2 EAST
- (5) 454 BM 5 BACKER PHASE 1
- (6) 454 BM 6 BACKER PHASE 2 (TO BE RECORDED)
- (7) 454 BM 7
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- (100) 454 BM 100



FOUND 2 1/2" BRASS DISC MONUMENT PUNCHED, NO OTHER MARKINGS, ACCEPTED AS CENTER OF SECTION 11 PER (3)

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

FOUND 2 1/2" BRASS DISC MONUMENT PUNCHED, ACCEPTED AS QUARTER CORNER PER (3)

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

LEGEND

- BOUNDARY LINE
- LOT LINE/PARCEL LINE
- EASEMENT LINE
- EXISTING LOT RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- UNIMPAVED DRIVE
- NO INGRESS OR EGRESS RIGHT LINE

NOTES:

- ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND CHORD. STATIONING IS GIVEN IN FEET AND DECIMALS THEREOF AND THE GEOMETRIC STATIONING IS 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. DISCREPANCIES BETWEEN THE HEREIN AND 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 COMMON LINE OF THE SUBDIVISION BOUNDARY, 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°38'38"E BETWEEN MONUMENTS IN SPOONWOOD AVENUE AS SHOWN ON SUBDIVISION NO. 10-000.05.01, RECORDED IN BOOK 538 OF MAPS, AT PAGE 4, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

REFERENCES:

- 454 BM 7 ARBOR RANCH PHASE 1
- 50 BM 33 ARBOR RANCH PHASE 2B (TO BE RECORDED)
- 458 BM 5 POPPY MEADOWS PHASE 2 WEST
- 458 BM 4 POPPY MEADOWS PHASE 2 EAST
- 458 BM 6 BACKER PHASE 1
- 458 BM 4 BACKER PHASE 2 (TO BE RECORDED)
- BM 20248800333
- BM 20248800336

ARBOR RANCH PHASE 3
BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP NO. 22-007, RECORDED IN BOOK 250 OF SACRAMENTO COUNTY RECORDS AT PAGE 10 CITY OF ELK GROVE SACRAMENTO COUNTY, CALIFORNIA

SUBDIVISION NO. 10-060.03

MACKAY & SOMPS
REGISTERED PROFESSIONAL SURVEYORS
5118 TRAMM DR. PLAZA SUITE 100
SACRAMENTO, CA 95825-0880
(916) 442-0880

SEPTEMBER 2024

SHEET 4 OF 14

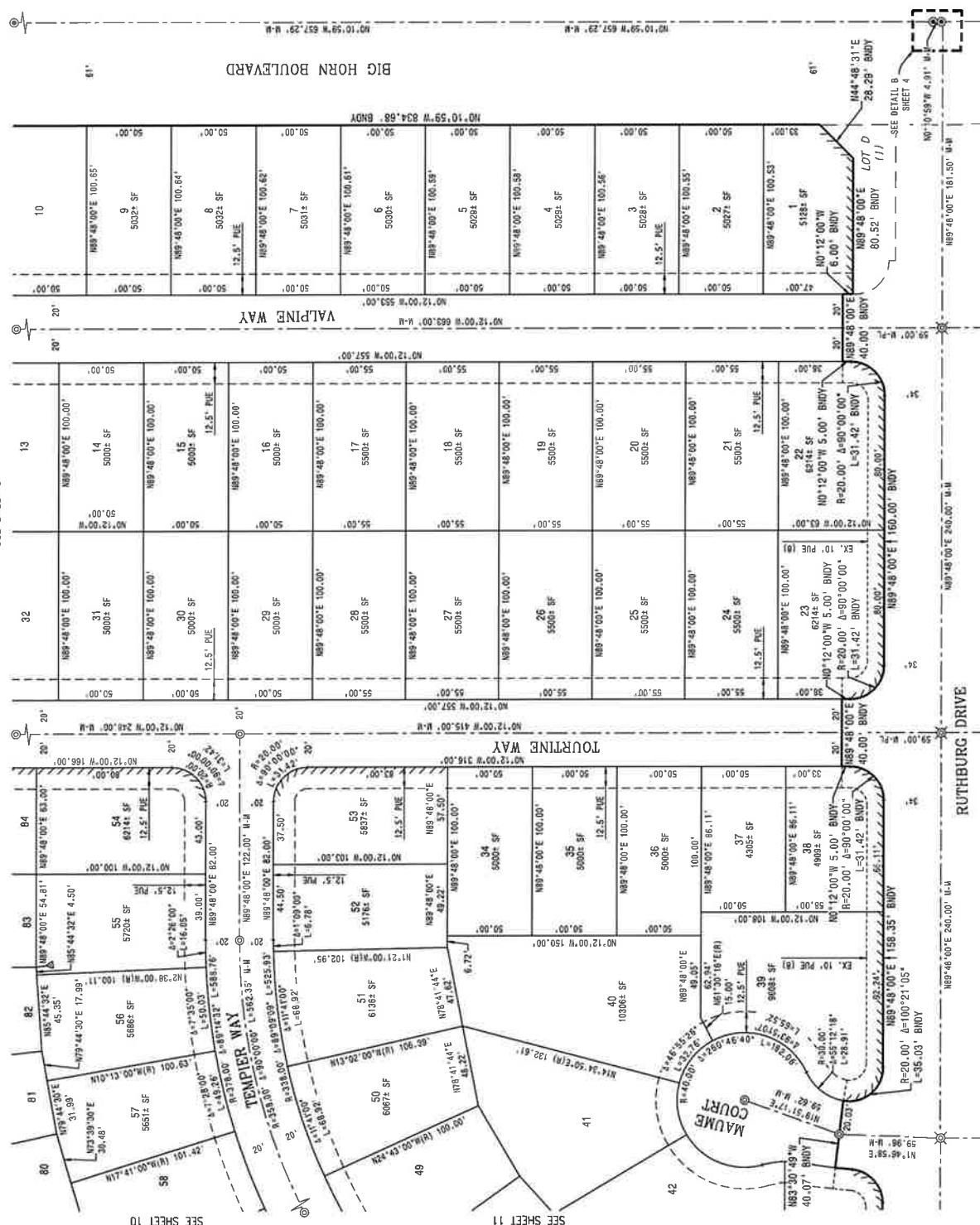
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MSS: M4020-1088

SEE SHEET 10

SEE SHEET 6

SEE SHEET 11



- LEGEND**
- BOUNDARY LINE
 - - - LOT LINE/PARCEL LINE
 - - - EASEMENT LINE
 - - - EXISTING LOT BRIGHT OF WAY LINE
 - - - EXISTING EASEMENT LINE
 - - - MONUMENT LINE
 - - - NO IMPROV OR EGRESS RIGHT LINE
 - FOUND 3" BRASS DISC IN MONUMENT WELL AS NOTED
 - FOUND 3" BRASS DISC IN MONUMENT WELL STAMPED
 - SET 3" BRASS DISC IN MONUMENT WELL STAMPED
 - SET 3" BRASS DISC IN MONUMENT WELL STAMPED
 - SET PER (1) (2) (4) (5) AND (6)
 - ANGLE POINT
 - ACRES
 - BNDY
 - BOUNDARY
 - BOOK OF MAP
 - DOCUMENT NUMBER
 - PARCEL MAP
 - IRON PIPE
 - EX. EXISTING
 - M. MONUMENT
 - PL. PROPERTY LINE
 - IRREVOCABLE OFFER OF DEDICATION
 - PUE. PUBLIC UTILITY EASEMENT
 - SF. SQUARE FEET
 - (R). RADIAL BEARING
 - (R). VISIBILITY EASEMENT
 - (R). INDICATE SHEET NUMBER

- REFERENCES:**
- (1) 454 BM ARBOR RANCH PHASE 1
 - (2) 90 ROS 23 ARBOR RANCH PHASE 2B (TO BE RECORDED)
 - (3) 90 ROS 23 POPPY MEADOWS PHASE 2 WEST
 - (4) 458 BM 4 POPPY MEADOWS PHASE 2 EAST
 - (5) 458 BM 6 BUCKER PHASE 1
 - (6) 458 BM 6 BUCKER PHASE 2 (TO BE RECORDED)
 - (7) 61 ON 202408020362
 - (8) 61 ON 202408020362
- BASIS OF BEARINGS:**
- THE BEARING N89°38'38"E BETWEEN MONUMENTS IN SPOONWOOD AVENUE AS SHOWN ON SUBDIVISION NO. 10-020-06-01, BOOK 10 OF MAPS, COUNTY OF SACRAMENTO, COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

- NOTES:**
1. ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA ANGLES. SHOWN ANGLES ARE IN DECIMALS. 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 PUBLIC ROAD EASEMENT LINE SHOWN HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY. THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.

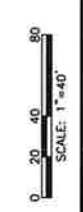
ARBOR RANCH PHASE 3
 BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP NO. 22-007, RECORDED IN BOOK 250 OF SACRAMENTO COUNTY RECORDS CITY OF ELK GROVE SACRAMENTO COUNTY, CALIFORNIA

SUBDIVISION NO. 10-080.03

MACKAY & SOMPS
 ENGINEERS
 3405 HUNTER ST. SACRAMENTO, CA 95811
 (916) 485-1886
 SEPTEMBER 2024

SHEET 5 OF 14

SCALE: 1"=40'



10-01-2024 8:16am
 10-01-2024 8:16am
 10-01-2024 8:16am

25233.083.0

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
- SECTION CORNER AS NOTE
- SET 2 1/2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
- SET 2 1/2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817" SET PER (1) (2) (4) (5) AND (6)
- 1'S 8817'
- AC ANGLE POINT
- BN BNDY
- BM BOUNDARY MARK
- DN DOCUMENT NUMBER
- DM DEED MAP
- IP IRON PIPE
- EX EXISTING
- M MONUMENT
- PL PROPERTY LINE
- 100 IRREVOCABLE OFFER OF DEDICATION
- PUE PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- BE BEARING
- VE VISIBILITY EASEMENT
- INDICATE SHEET NUMBER

- REFERENCES:**
- (1) ARBOR RANCH PHASE 1
 - (2) ARBOR RANCH PHASE 2 (TO BE RECORDED)
 - (3) ARBOR RANCH PHASE 2 WEST
 - (4) ARBOR RANCH PHASE 2 EAST
 - (5) ARBOR RANCH PHASE 2 (TO BE RECORDED)
 - (6) ARBOR RANCH PHASE 2 (TO BE RECORDED)
 - (7) ARBOR RANCH PHASE 2 (TO BE RECORDED)
 - (8) ARBOR RANCH PHASE 2 (TO BE RECORDED)

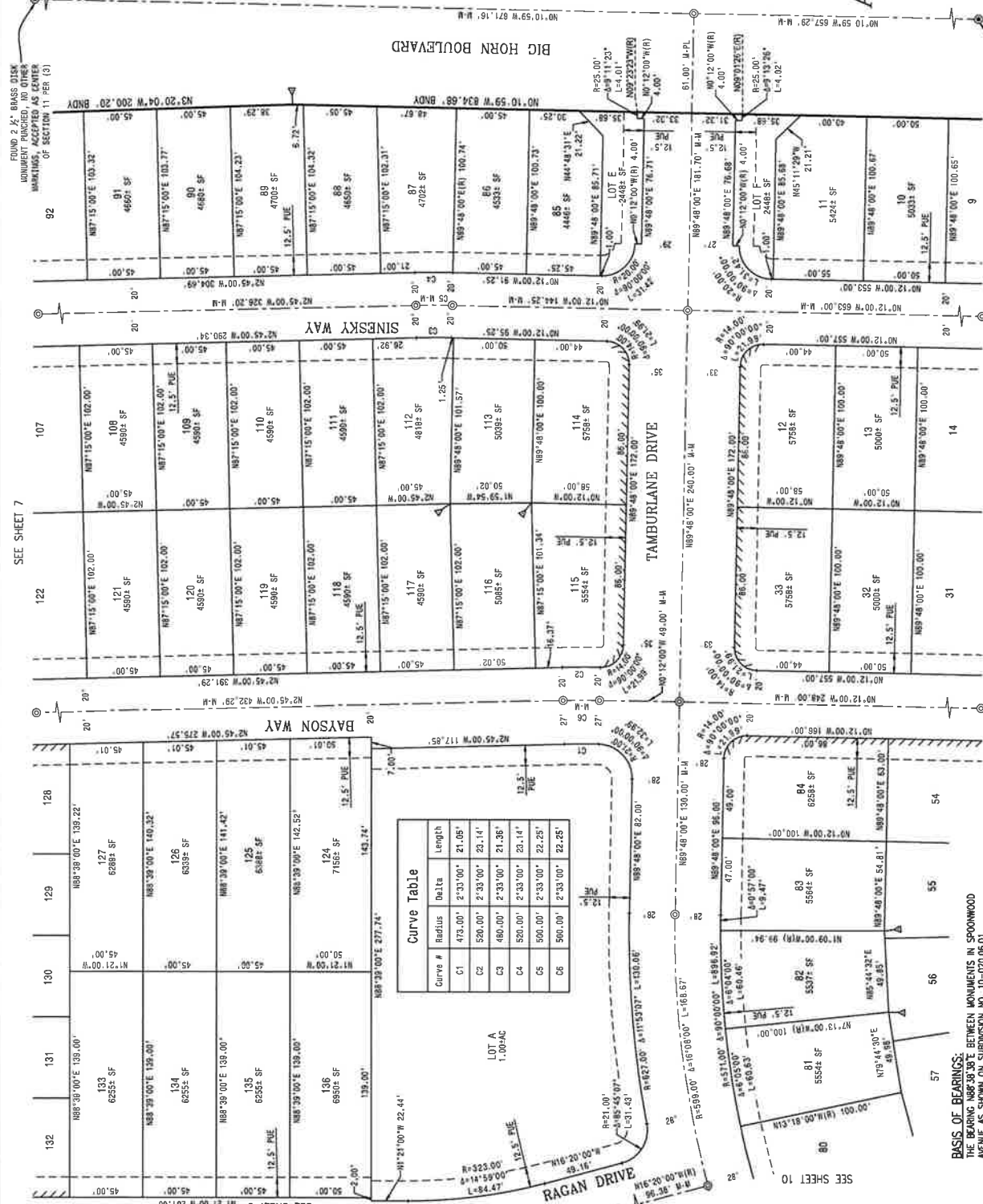
- NOTES:**
1. ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS. THE SUM OF ALL INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
 2. ALL FRONT LOT CORNERS WILL BE SET ON A 1.00 FOOT PROJECTION ON THE SUBDIVISION BOUNDARY WITH A 1" BRASS DISC 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 COMMON LINE OF THE SUBDIVISION BOUNDARY. THE COMMON LINE OF THE SUBDIVISION BOUNDARY, THEN ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY. THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.

ARBOR RANCH PHASE 3
 BEING A SUBDIVISION OF PARCEL 3 OF PARCEL
 MAP NO. 22-007, RECORDED IN BOOK 250 OF
 SACRAMENTO COUNTY RECORDS
 CITY OF ELK GROVE
 SACRAMENTO COUNTY, CALIFORNIA

SUBDIVISION NO. 10-060.03

SEPTEMBER 2024

SHEET 6 OF 14



Curve Table

Curve #	Radius	Delta	Length
C1	473.00'	2°33'00"	21.05'
C2	520.00'	2°33'00"	23.14'
C3	480.00'	2°33'00"	21.96'
C4	520.00'	2°33'00"	23.14'
C5	500.00'	2°33'00"	22.25'
C6	500.00'	2°33'00"	22.25'

BASIS OF BEARINGS:
 THE BEARING N88°38'30"E BETWEEN MONUMENTS IN SPOONWOOD AVENUE AS SHOWN ON SUBDIVISION NO. 10-020.06.01, RECORDED IN BOOK 458 OF MAPS, AT PAGE 4, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.



SEE SHEET 5

SEE SHEET 7

FOUND 2 1/2" BRASS DISK MONUMENT MARKERS, NO OTHER MARKERS, NO RECORD

FOUND 2 1/2" BRASS DISK MONUMENT MARKERS, NO RECORD

Mackay & Soms
 ENGINEERS
 5149 TRINITY PL. SACRAMENTO, CA 95826
 (916) 486-9999

SEPTEMBER 2024

SHEET 6 OF 14

25233JARB.0

SUBD 10-060.01

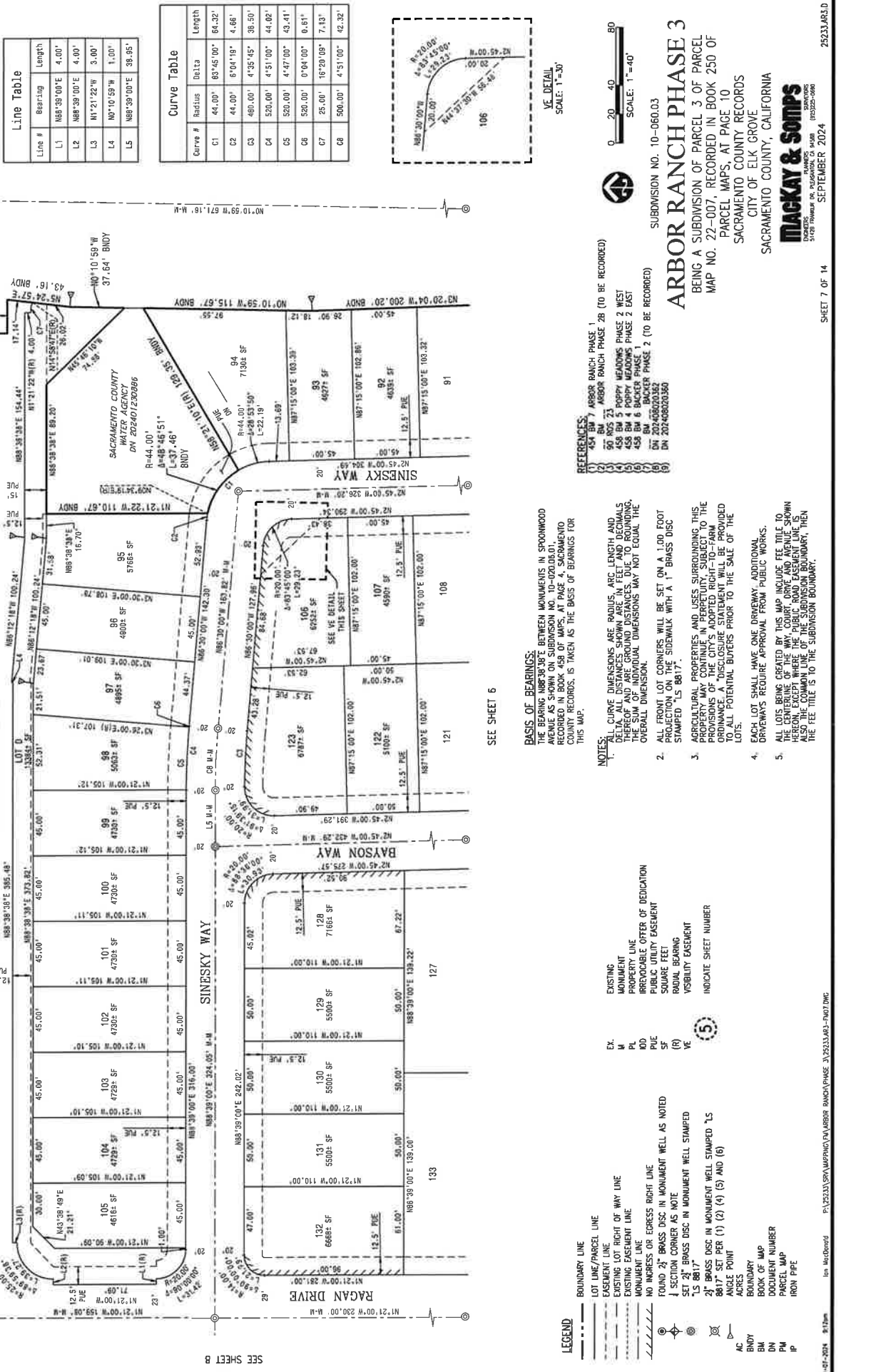
10/

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

SPONWOOD AVENUE

SINISKY WAY

VE DETAIL

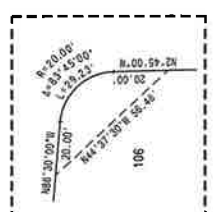


Line Table

Line #	Bearing	Length
L1	N88°38'00"E	4.00'
L2	N88°38'00"E	4.00'
L3	N1°21'22"W	3.00'
L4	N0°10'58"W	1.00'
L5	N88°38'00"E	38.95'

Curve Table

Curve #	Radius	Delta	Length
C1	44.00'	83°45'00"	64.32'
C2	44.00'	8°04'19"	4.66'
C3	480.00'	4°35'45"	38.50'
C4	520.00'	4°51'00"	44.02'
C5	520.00'	4°47'00"	43.41'
C6	520.00'	0°04'00"	0.61'
C7	25.00'	16°20'00"	7.13'
C8	500.00'	4°51'00"	42.32'



VE DETAIL
SCALE: 1"=30'



ARBOR RANCH PHASE 3

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL
MAP NO. 22-007, RECORDED IN BOOK 250 OF
PARCEL MAPS, AT PAGE 10
SACRAMENTO COUNTY RECORDS
CITY OF ELK GROVE
SACRAMENTO COUNTY, CALIFORNIA

Mackay & Sompis
PLANNERS ARCHITECTS ENGINEERS
3400 TOWNSEND ST. SUITE 200
SACRAMENTO, CA 95822-3686
SEPTEMBER 2024

SHEET 7 OF 14

25233.AB.D

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 CORNER AS NOTE
- 2" BRASS DISC IN MONUMENT WELL AS NOTED
- 1" SECTION CORNER AS NOTE
- 2" BRASS DISC IN MONUMENT WELL STAMPED "S 8817"
- 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
- 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817 SET PER (1) (2) (4) (5) AND (6)
- ACRES
- AC
- BOUNDARY
- BOOK OF MAP
- DOCUMENT NUMBER
- PARCEL MAP
- IRON PIPE
- IP

NOTES:

- ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND CHORD LENGTH. ALL CURVE DATA IS TO BE TAKEN AS 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. THE CITY'S ADOPTED RIGHT-TO-FARM ORDINANCE IS 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 EEE TITLE TO THE CENTERLINE OF THE WAY, COURT DRIVE AND MANUEL SHOWN HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS ALSO THE COMMON LINE OF THE SUBDIVISION BOUNDARY. THEN THE EEE TITLE IS TO THE SUBDIVISION BOUNDARY.

REFERENCES:

- 454 BM 7 ARBOR RANCH PHASE 1
- 50 NOS 23 ARBOR RANCH PHASE 2B (TO BE RECORDED)
- 458 BM 4 POPPY MEADOWS PHASE 2 WEST
- 458 BM 4 POPPY MEADOWS PHASE 2 EAST
- 458 BM 6 BACKER PHASE 1
- 50 NOS 23 ARBOR RANCH PHASE 2B (TO BE RECORDED)
- 454 BM 7 ARBOR RANCH PHASE 1
- DN 2024080203582
- DN 2024080203582

BASIS OF BEARINGS:

THE BEARING N88°38'00"E BETWEEN MONUMENTS IN SPOONWOOD AVENUE AS SHOWN ON SUBDIVISION MAP 10-060.01 (SACRAMENTO COUNTY RECORDS) IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

EXISTING MONUMENT

- PROPERTY LINE
- IRREVOCABLE OFFER OF DEDICATION
- PUBLIC UTILITY EASEMENT
- SOURCE OF BEARING
- ADJACENT BEARING
- VISIBILITY EASEMENT
- INDICATE SHEET NUMBER

EX. M AD. PPE SF (R) (VE)

5

SEE SHEET 6

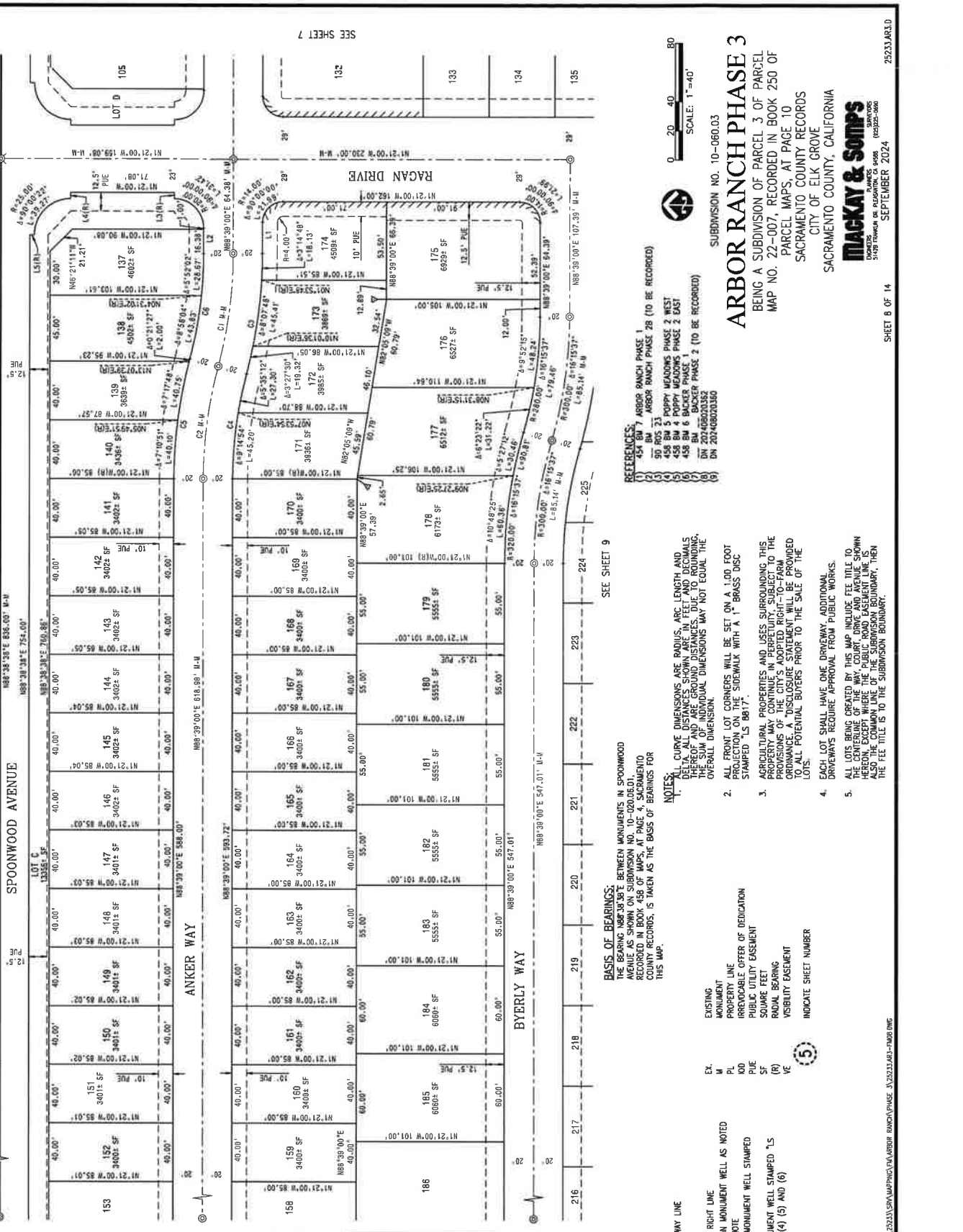
10-060-004 9/15/24

En: MacDowned

PL: 25233.AB.D (MAPPAC) \A\ARBOR RANCH\PHASE 3\25233.AB.D-007.DWG

Line #	Bearing	Length
L1	N88°39'00"E	21.38'
L2	N88°39'00"E	17.38'
L3	N88°39'00"E	4.00'
L4	N88°39'00"E	4.00'
L5	N1°21'22"W	3.00'

Curve #	Radius	Delta	Length
C1	300.00'	14°50'06"	77.68'
C2	300.00'	14°50'06"	77.68'
C3	320.00'	14°50'06"	82.85'
C4	280.00'	14°50'06"	72.50'
C5	320.00'	14°50'06"	82.85'
C6	280.00'	14°50'06"	72.50'



Line Table

Curve Table

SEE SHEET 14

SEE SHEET 15

SEE SHEET 16

SEE SHEET 17

SEE SHEET 18

SEE SHEET 19

SEE SHEET 20

SEE SHEET 21

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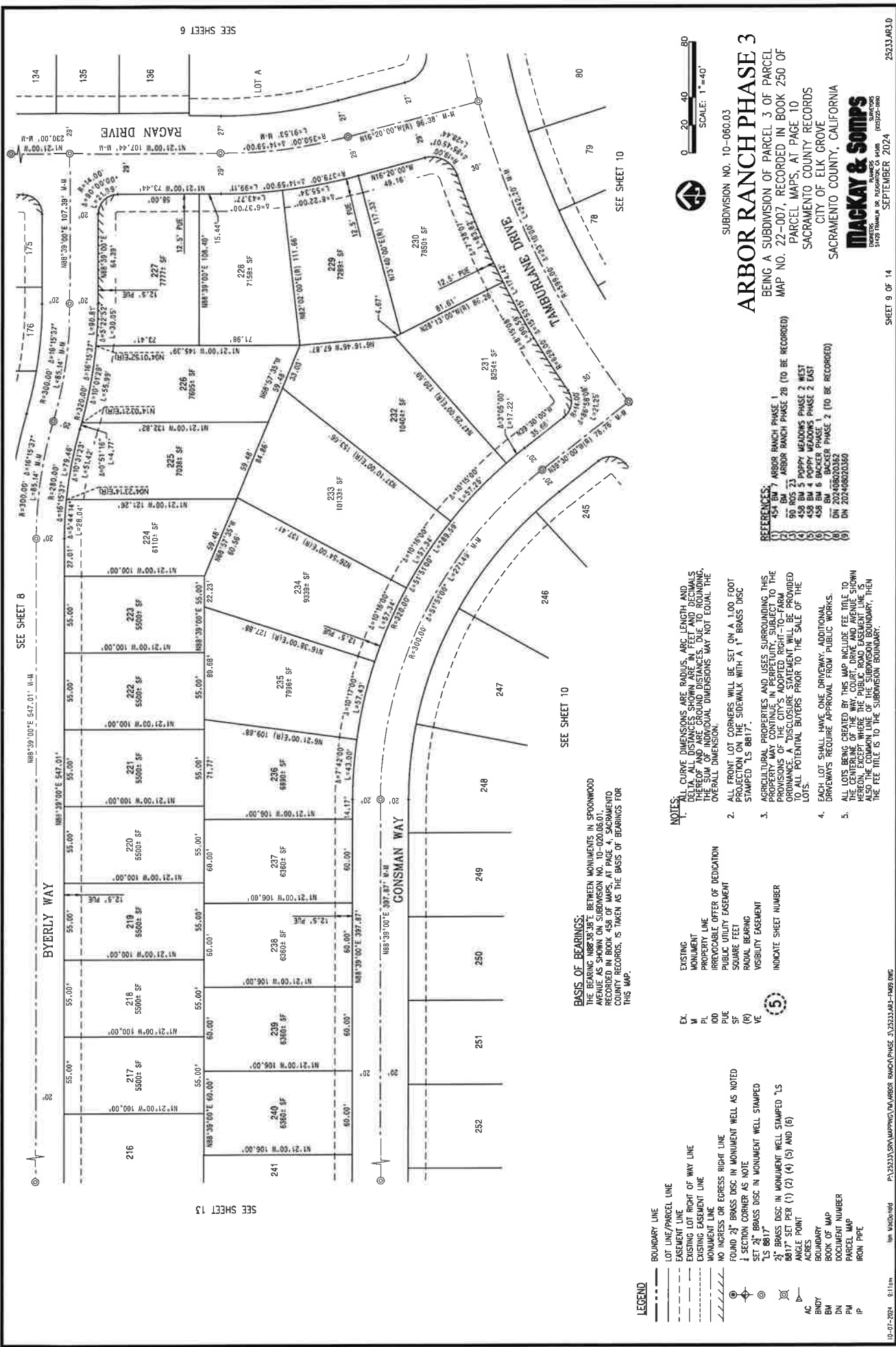
SEE SHEET 247

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SEE SHEET 249

SEE SHEET 250

SEE SHEET 251



SEE SHEET 6

SEE SHEET 10

SEE SHEET 13

SEE SHEET 8

SEE SHEET 10

BYERLY WAY

GONSMAN WAY

RAGAN DRIVE

TANGLEBURG DRIVE

LOT A

216 5500± SF

217 5500± SF

218 5500± SF

219 5500± SF

220 5500± SF

221 5500± SF

222 5500± SF

223 5500± SF

224 6110± SF

225 7988± SF

226 7605± SF

227 7771± SF

228 7558± SF

229 7885± SF

230 7650± SF

231 8534± SF

232 1600± SF

233 10335± SF

234 9039± SF

235 7896± SF

236 6891± SF

237 6385± SF

238 6366± SF

239 6360± SF

240 6800± SF

241 6800± SF

242 6800± SF

243 6800± SF

244 6800± SF

245 6800± SF

246 6800± SF

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248 6800± SF

249 6800± SF

250 6800± SF

251 6800± SF

252 6800± SF

LEGEND

- BOUNDARY LINE
- - - - - LOT LINE/PARCEL LINE
- EXISTING LINE
- - - - - EXISTING EASEMENT LINE
- MONUMENT LINE
- NO INGRESS OR EGRESS RIGHT LINE
- FOUND 2" BRASS DISC IN MONUMENT WELL AS NOTED
- 1" SECTION CORNER AS NOTE
- 1" BRASS DISC IN MONUMENT WELL STAMPED
- 2" BRASS DISC IN MONUMENT WELL STAMPED "LS"
- 2" BRASS DISC IN MONUMENT WELL STAMPED "LS" PER (1) (2) (4) (5) AND (6)
- ANGLE POINT
- AC ACRES
- BNDY BOUNDARY
- BM BOOK OF MAP
- DN DOCUMENT NUMBER
- PM PARCEL MAP
- IP IRON PIPE

EX.

- M MONUMENT
- PL PROPERTY LINE
- 100 IRREMOVABLE OFFER OF DEDICATION
- PUE PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- (R) RADIAL BEARING
- VE VISIBILITY EASEMENT
- 5 INDICATE SHEET NUMBER

NOTES:

- ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA ANGLE. DISTANCES FROM MONUMENTS TO CORNERS OF LOTS AND FROM CORNERS OF LOTS TO MONUMENTS, 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. DISCUSS THIS MATTER WITH THE PROCEED 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 DRIVE AND AKAILE SUDOWN 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.

BASES OF BEARINGS:

THE BEARING 188°35'00" BETWEEN MONUMENTS IN SPOONWOOD AVENUE AS SHOWN ON SUBDIVISION NO. 10-020.06.01 RECORDED IN BOOK 454 OF MAPS, AT PAGE 4, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

REFERENCES:

1	454 BM	ARBOR RANCH PHASE 1
2	50 BM	ARBOR RANCH PHASE 2 (TO BE RECORDED)
3	50 NOS 23	ARBOR RANCH PHASE 2 WEST
4	438 BM	POPPY MEADOWS PHASE 2 WEST
5	438 BM	POPPY MEADOWS PHASE 2 EAST
6	438 BM	BACKER PHASE 1
7	50 BM	BACKER PHASE 2 (TO BE RECORDED)
8	DN 202408020350	
9	DN 202408020350	

SCALE: 1" = 40'

0 20 40 80

ARBOR RANCH PHASE 3

SUBDIVISION NO. 10-080.03

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP NO. 22-007, RECORDED IN BOOK 250 OF SACRAMENTO COUNTY RECORDS, AT PAGE 10 CITY OF ELK GROVE SACRAMENTO COUNTY, CALIFORNIA

Mackay & Somps

REGISTERED PROFESSIONAL SURVEYORS

5149 HOLLAND BL. SACRAMENTO, CA 95825

SEPTEMBER 2024

10-27-2024 9:11am

PLAN: 25333.SPR.VMAPPHASE 3.DWG

DATE: 10/27/2024

PROJECT: ARBOR RANCH PHASE 3

DATE: 10/27/2024

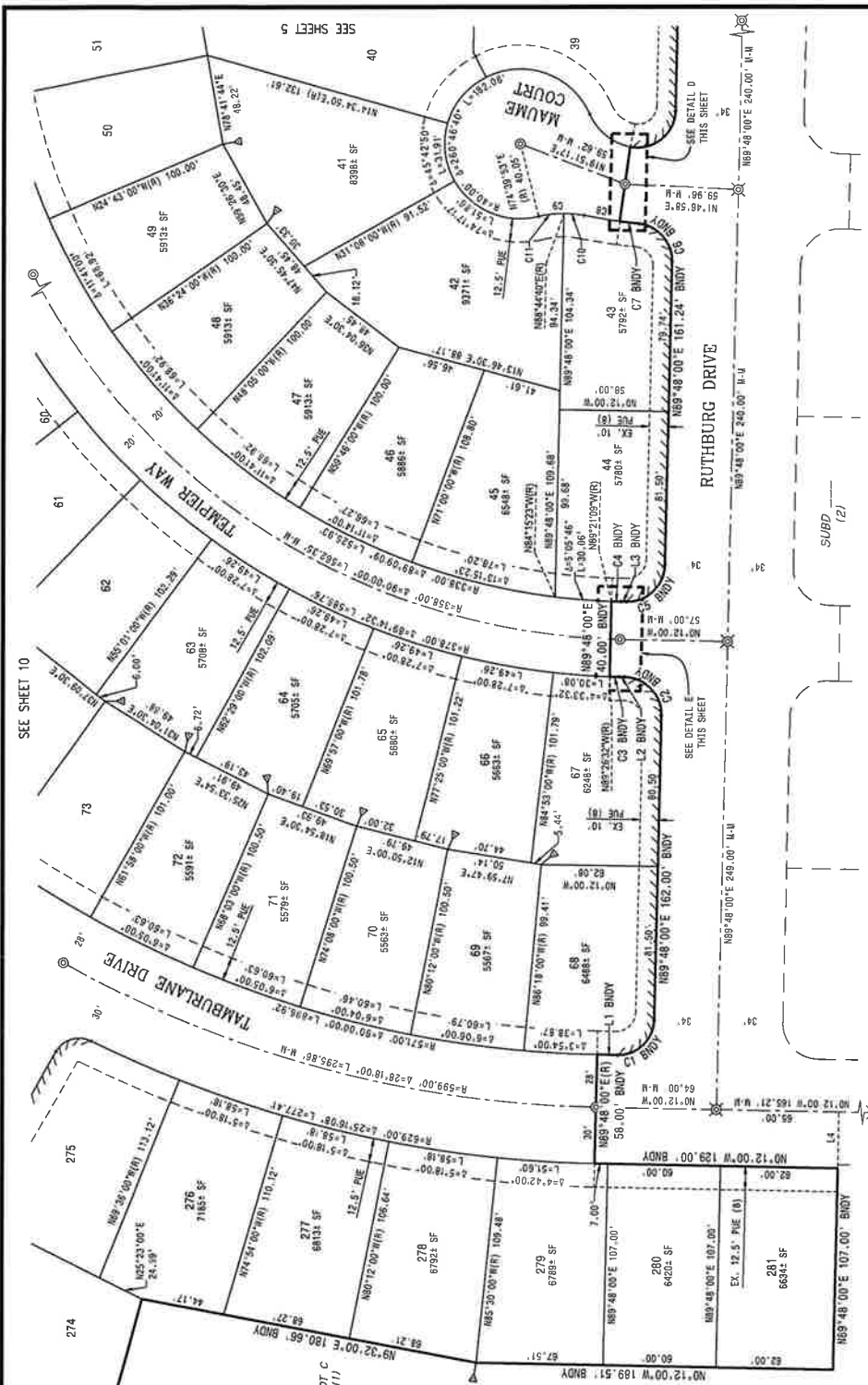
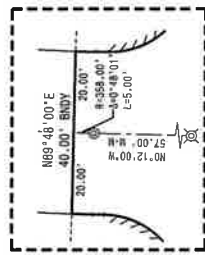
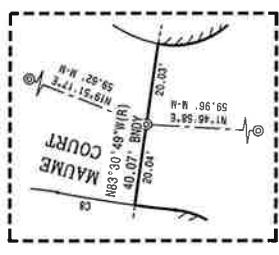
PROJECT: ARBOR RANCH PHASE 3

25333.ME3.0

SHEET 9 OF 14

Curve #	Radius	Chorda	Length
C1 BNDY	19.00'	50'00"00"	29.85'
C2 BNDY	20.00'	50'00"00"	31.42'
C3 BNDY	376.00'	0'45'28"	5.00'
C4 BNDY	339.00'	0'50'51"	5.00'
C5 BNDY	20.00'	50'00"00"	31.42'
C6 BNDY	20.00'	50'00"25"	29.71'
C7 BNDY	320.00'	1'47'38"	10.02'
C8	320.00'	3'26'54"	19.26'
C9	55.00'	25'21'22"	24.34'
C10	55.00'	1'11'25"	10.74'
C11	55.00'	14'09'57"	13.60'

Line #	Bearing	Length
L1 BNDY	N0°12'00"W	11.00'
L2 BNDY	N0°12'00"W	3.00'
L3 BNDY	N0°12'00"W	3.00'
L4	N89°48'00"E	30.00'



SCALE: 1"=40'



SCALE: 1"=20'

ARBOR RANCH PHASE 3

SUBDIVISION NO. 10-080.03
 BEING A SUBDIVISION OF PARCEL 3 OF PARCEL
 MAP NO. 22-007, RECORDED IN BOOK 250 OF
 SACRAMENTO COUNTY RECORDS
 CITY OF ELK GROVE
 SACRAMENTO COUNTY, CALIFORNIA

25233AR.0
 10-07-2024 8:58am
 181 91450-956
 PL25233SR(MP)NO.10A.080B3 BACHS/PHASE 3.02533AR.0-PM1.086

- REFERENCES:**
- 1) 454 MAP 7 ARBOR RANCH PHASE 1
 - 2) 455 MAP 8 ARBOR RANCH PHASE 2B (TO BE RECORDED)
 - 3) 90 BMS 21 ARBOR RANCH PHASE 2B (TO BE RECORDED)
 - 4) 456 BMS 5 POPPY MEADOWS PHASE 2 WEST
 - 5) 458 BMS 4 POPPY MEADOWS PHASE 2 EAST
 - 6) 459 BMS 6 POPPY MEADOWS PHASE 2 EAST
 - 7) 457 BMS 3 POPPY MEADOWS PHASE 2 WEST
 - 8) DN 202408020182
 - 9) DN 202408020180

- NOTES:**
1. ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND CHORD LENGTH. 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. THE CITY'S ADOPTED RIGHT-TO-FARM ORDINANCE SHALL APPLY TO ALL POTENTIAL BUYERS PRIOR TO THE SALE OF THE LOTS.
 4. EACH LOT SHALL HAVE ONE DRIVEWAY APPROVAL FROM PUBLIC WORKS. DRIVEWAYS REQUIRE APPROVAL FROM PUBLIC WORKS.
 5. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE WAY, COURT, DRIVE AND AVENUE SHOWN HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS SHOWN. THE CENTERLINE OF THE SUBDIVISION BOUNDARY, THEN THE FEE TITLE IS TO THE SUBDIVISION BOUNDARY.

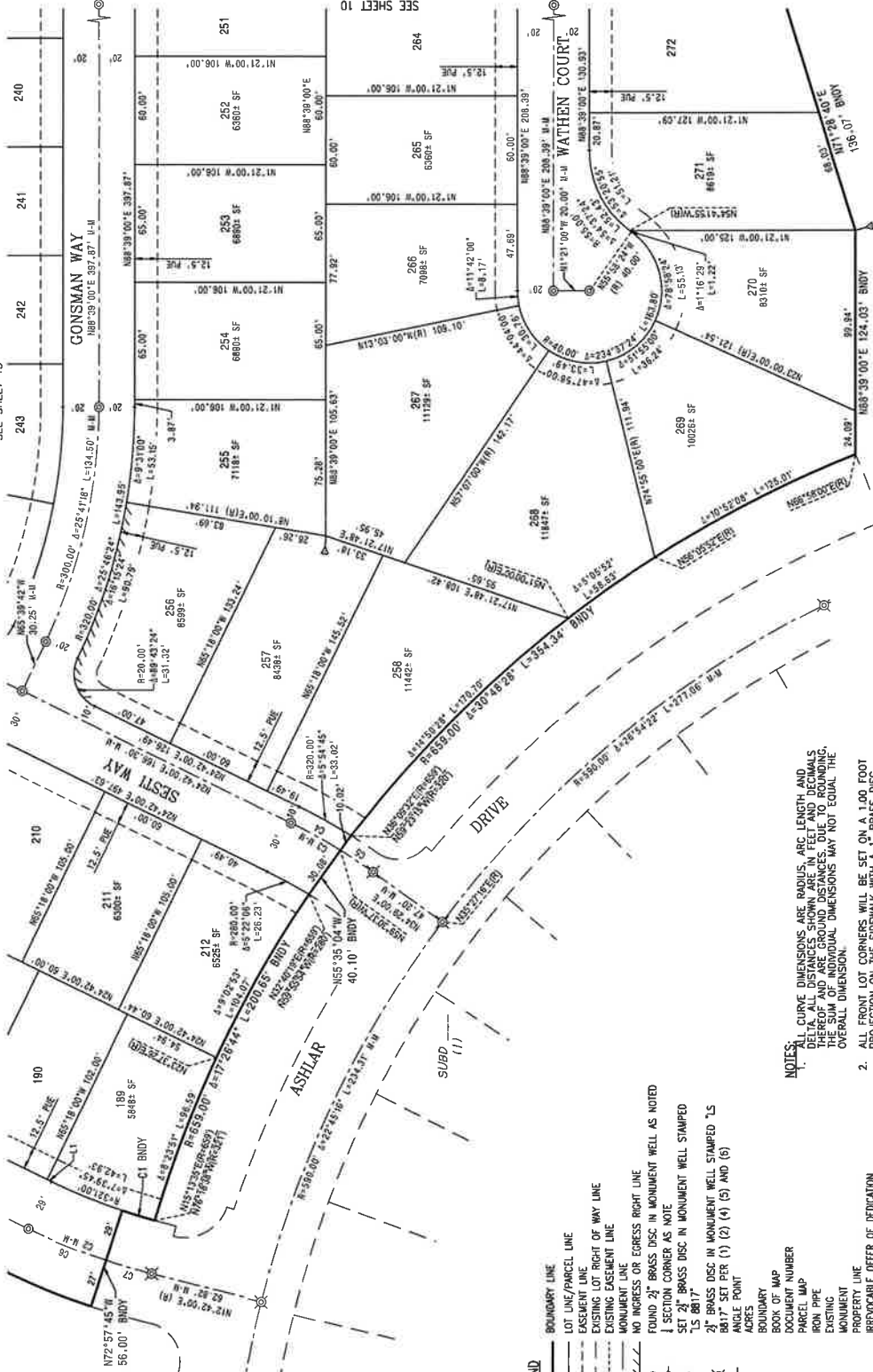
- LEGEND:**
- BOUNDARY LINE
 - LOT LINE/PARCEL LINE
 - EASEMENT LINE
 - EXISTING LOT RIGHT OF WAY LINE
 - EXISTING EASEMENT LINE
 - MONUMENT LINE
 - NO INGRESS OR EGRESS RIGHT LINE
 - FOUND 2" BRASS DISC IN MONUMENT WELL AS NOTED
 - I SECTION CORNER AS NOTED
 - SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
 - 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817" SET PER (1) (2) (4) (5) AND (6)
 - ANGLE POINT
 - ACRES
 - BOUNDARY

- BOOK OF MAP**
- DOCUMENT NUMBER**
- PARCEL MAP**
- IRON PIPE**
- EXISTING**
- M**
- MONUMENT**
- PROPERTY LINE**
- PROBABLE OFFER OF DEDICATION**
- RIGHT OF WAY**
- RAILROAD EASEMENT**
- R**
- RAILROAD EASEMENT**
- VE**
- INDICATE SHEET NUMBER**

- BASE OF BEARINGS:**
- THE BEARING N89°38'38"E BETWEEN MONUMENTS IN SPOONWOOD AVENUE AS SHOWN ON SUBDIVISION NO. 10-020.08.01, RECORDED IN BOOK 458 OF MAPS, AT PAGE 4, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

MACKAY & SOMPS
 ENGINEERS
 5148 HOLLAND BLVD., SUITE 100
 SACRAMENTO, CA 95825-1886
 SEPTEMBER 2024

SEE SHEET 13



Line #	Bearing	Length
L1	N24°42'00"E	2.30'

Curve #	Radius	Delta	Length
C1	321.00'	3°20'56"	8.76'
C2	350.00'	12°00'00"	73.30'
C3	310.00'	9°47'00"	62.93'
C4	310.00'	5°47'23"	21.33'
C5	310.00'	3°59'37"	21.61'
C6	350.00'	7°39'45"	46.81'
C7	350.00'	4°20'15"	26.50'



SUBDIVISION NO. 10-060.03
ARBOR RANCH PHASE 3
 BEING A SUBDIVISION OF PARCEL 3 OF PARCEL
 MAP NO. 22-007, RECORDED IN BOOK 250 OF
 SACRAMENTO COUNTY RECORDS
 CITY OF ELK GROVE
 SACRAMENTO COUNTY, CALIFORNIA



SHEET 12 OF 14

10-07-2024 5:59pm

- REFERENCES:**
- 434 BM ARBOR RANCH PHASE 1
 - 50 RGS 23 ARBOR RANCH PHASE 2B (TO BE RECORDED)
 - 50 RGS 23 ARBOR RANCH PHASE 2C
 - 458 BM 5 POPPY MEADOWS PHASE 2 WEST
 - 458 BM 4 POPPY MEADOWS PHASE 2 EAST
 - 458 BM 6 BUCKER PHASE 1
 - DN 202408020352 BUCKER PHASE 2 (TO BE RECORDED)
 - DN 202408020350

BASIS OF BEARINGS:
 THE BEARING N88°38'18"E BETWEEN MONUMENTS IN SPOONWOOD AVENUE AS SHOWN ON SUBDIVISION NO. 10-020.06.01, RECORDED IN BOOK 458 OF MAPS, AT PAGE 4, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

- NOTES:**
- ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH, AND CHORD LENGTH AND CHORD DISTANCES. ALL DISTANCES HEREON, EXCEPT WHERE THE PUBLIC ROAD EASEMENT LINE IS SHOWN, ARE MEASURED ALONG THE CURVE. 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. THIS PROPERTY IS NOT TO BE USED FOR ANY OTHER PURPOSES UNLESS APPROVED BY THE CITY PRIOR 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 UNDERLYING GROUND AND SHALL BE 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.

- LEGEND**
- BOUNDARY LINE
 - LOT LINE/PARCEL LINE
 - EXISTING LOT 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
 - 1" SECTION CORNER AS NOTE
 - SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
 - 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
 - 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817" SET PER (1) (2) (4) (5) AND (6)
 - ANGLE POINT
 - ACRES
 - BNDY
 - BOUNDARY
 - BOOK OF MAP
 - DOCUMENT NUMBER
 - PARCEL MAP
 - IRON PIPE
 - EXISTING
 - EX
 - M
 - MONUMENT
 - PROPERTY LINE
 - IRREVOCABLE OFFER OF DEDICATION
 - PUBLIC UTILITY EASEMENT
 - PUE
 - SQUARE FEET
 - (R)
 - VISIBILITY EASEMENT
 - VE

10-07-2024 5:59pm

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2024-200

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 October 23, 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