

**RESOLUTION NO. 2025-100**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING THE FINAL MAP FOR THE ARBOR RANCH PHASE 2B SUBDIVISION  
(SUBDIVISION NO. 10-060.02.02) AND AUTHORIZING THE CITY MANAGER TO  
EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

**WHEREAS**, the City of Elk Grove (City) 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 2B Subdivision (Subdivision No. 10-060-02.02) and finds it technically correct and that all applicable Final Map conditions of approval have been satisfied; and

**WHEREAS**, a Subdivision Improvement Agreement (SIA) for the Final Map has been approved as to form by the City Attorney and bonds have been posted to the City for the construction of the required improvements; and

**WHEREAS**, the Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, Approval of Final Subdivision Maps, and a Notice of Exemption will be filed with the Sacramento County Recorder after the filing of this map.

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

- 1) Finds the location and configuration of the lots to be created by the Final Map for the Arbor Ranch, Phase 2B Subdivision (Subdivision No. 10-060.02.02) substantially comply with the previously approved Tentative Subdivision Map; and
- 2) Finds the Final Map is statutorily exempt from the California Environmental Quality Act (CEQA), Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial projects, Approval of Final Subdivision Maps; and
- 3) Pursuant to Government Code Section 66458, approves the Final Map for the Arbor Ranch, Phase 2B Subdivision (Subdivision No. 10-060.02.02), 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
- 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 June 2025




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. 10-060.02.02, ARBOR RANCH PHASE 2B, AND OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE THE FOLLOWING:

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

- AN EASEMENT FOR PUBLIC USE: KAPUNDA WAY, LATERA WAY, MAUME WAY, ROVERTON WAY, RIVERLAD WAY, CRENA WAY, AND KENWICK WAY 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 ELECTROLINES, 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." (NIREL).
- 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.).

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

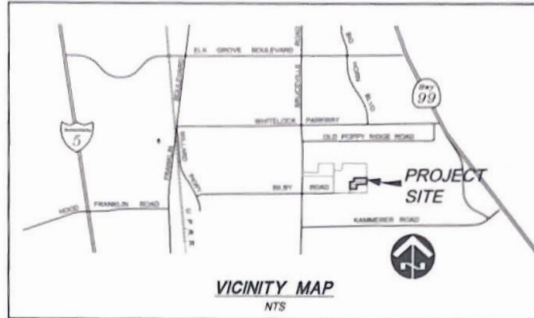
IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THIS STATEMENT ON THE 26 DAY OF MARCH, 2025.

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

BY: Parker Carson  
 NAME: PARKER CARSON  
 TITLE: DIRECTOR, FORWARD PLANNING

SUBDIVISION NO. 10-060.02.02  
**ARBOR RANCH PHASE 2B**  
 BEING LOT A OF SUBDIVISION NO 10-060.02.01  
 RECORDED IN BOOK 459, PAGE 6  
 SACRAMENTO COUNTY RECORDS  
 CITY OF ELK GROVE  
 SACRAMENTO COUNTY, CALIFORNIA

**Mackay & Somp**  
 ENGINEERS  
 11420 FRANKLIN DR., FOLSOM, CA 95630 (916) 937-1000  
 FEBRUARY 2025



## 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 March 26, 2025, 2025, BEFORE ME, Elizabeth Ballitt, NOTARY PUBLIC, PERSONALLY APPEARED Parker Carson, 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: Elizabeth Ballitt  
 PRINTED NAME: Elizabeth Ballitt  
 PRINCIPAL PLACE OF BUSINESS: Placer County  
 COMMISSION EXPIRES: July 20, 2028  
 COMMISSION NUMBER: 2492048



## 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. 10-060.02.02, ARBOR RANCH PHASE 2B, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, KAPUNDA WAY, LATERA WAY, MAUME WAY, ROVERTON WAY, RIVERLAD WAY, CRENA WAY, AND KENWICK WAY FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS, ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS, ~~IN FEE SIMPLE AS OFFERED~~ ~~HEREON AND ACCEPTED THE VISIBILITY EASEMENTS, ALL AS OFFERED HEREON~~

JASON LINDGREN, CITY CLERK  
 CITY OF ELK GROVE, CALIFORNIA  
 DATE: \_\_\_\_\_



## RECORDER'S STATEMENT:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 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. 10-060.02.02, ARBOR RANCH PHASE 2B, 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 \_\_\_\_\_



**CITY SURVEYOR'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 10-060.02.02, ARBOR RANCH PHASE 2B, AND FIND IT TO BE TECHNICALLY CORRECT.

*[Signature]*  
JOSEPH L. LARSEN, CITY SURVEYOR  
LS NO. 9596



DATED: May 6, 2025

**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 RECORDED DATE 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 22.01 ACRES, CONSISTING OF 153 RESIDENTIAL LOTS TOTALING 18.28 ACRES, AND STREET RIGHT OF WAY TOTALING 3.73 ACRES.

*[Signature]*  
IAN BRUCE MACDONALD  
LS NO. 8817

DATED: MARCH 10<sup>TH</sup>, 2025



**SOILS REPORT NOTE:**

A GEOTECHNICAL REPORT, HAS BEEN PREPARED BY WALLACE KUHLE & 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. 10-060.02.02  
**ARBOR RANCH PHASE 2B**

BEING LOT A OF SUBDIVISION NO 10-060.02.01  
RECORDED IN BOOK 459, PAGE 6  
SACRAMENTO COUNTY RECORDS  
CITY OF ELK GROVE  
SACRAMENTO COUNTY, CALIFORNIA

**Mackay & Somp**  
SURVEYORS  
5147B FRANKLIN DR., PLEASANTON, CA 94588  
2075525-4000

SHEET 2 OF 9

FEBRUARY 2025

25233.AR2.D.NWHM

LEGEND

- BOUNDARY LINE
- LOT LINE/PARCEL LINE
- EXISTING LOT RIGHT OF WAY LINE
- EASEMENT LINE
- SECTION LINE
- MONUMENT LINE
- FOUND 2" BRASS DISC IN MONUMENT WELL AS NOTED
- 2 1/2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817", SET PER (4) AND (5)
- SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
- 1/4 CORNER AS NOTED
- SECTION CORNER AS NOTED
- ANGLE POINT
- BOUNDARY
- BOOK OF MAP
- PARCEL MAP
- RECORD OF SURVEY
- OFFICIAL RECORD
- EXISTING
- MONUMENT
- MONUMENT LINE
- PROPERTY LINE
- VEHICULAR EASEMENT
- PUBLIC UTILITY EASEMENT
- RADIAL BEARING
- TOTAL
- (5) INDICATE SHEET NUMBER

- REFERENCES:
- (1) 89 ROS 26
  - (2) 90 ROS 23
  - (3) 250 PM 10
  - (4) 454 BM 7
  - (5) 459 BM 6
  - (6) 202408020361

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 454 OF MAPS, AT PAGE 7, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

SUBDIVISION NO. 10-060.02  
**ARBOR RANCH PHASE 2B**

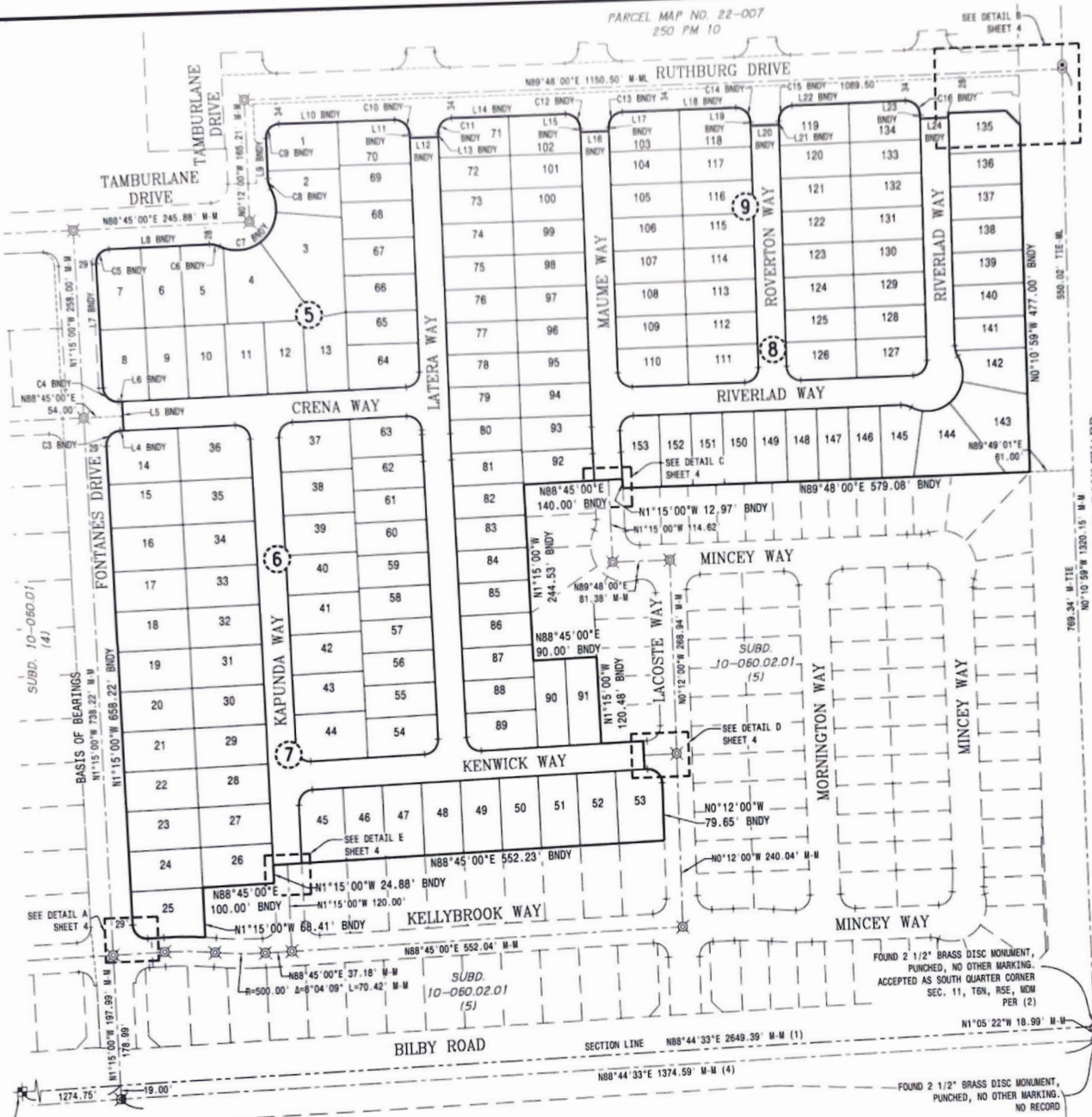
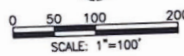
BEING LOT A OF SUBDIVISION NO 10-060.02.01  
RECORDED IN BOOK 459, PAGE 6  
SACRAMENTO COUNTY RECORDS  
CITY OF ELK GROVE  
SACRAMENTO COUNTY, CALIFORNIA

**Mackay & Soms**  
ENGINEERS PLANNERS SURVEYORS  
51420 FARMERS DR. PLACENTIA, CA 94668 (916) 273-1000

FEBRUARY 2025

25233.AR2.D.NWM

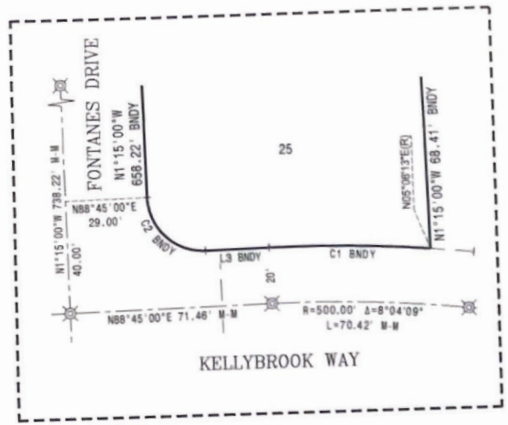
SHEET 3 OF 9



SOUTHWEST SECTION CORNER  
SEC. 11, T6N, R5E, M6W  
TO BE RESET PER 421 BM 5

FOUND 2 1/2" BRASS DISC MONUMENT,  
PUNCHED, NO OTHER MARKING.  
ACCEPTED AS SOUTH QUARTER CORNER  
SEC. 11, T6N, R5E, M6W  
PER (2)

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



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

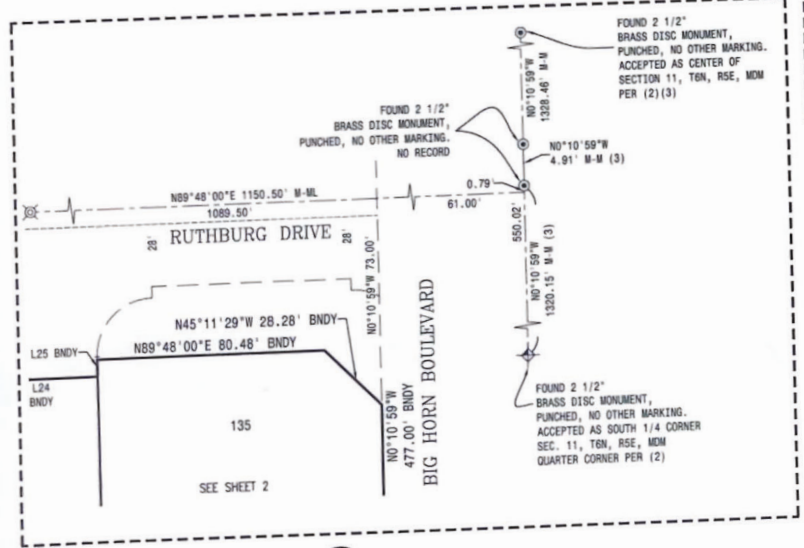
Line #	Bearing	Length
L1 BNDY	N1°15'00"W	40.00'
L2 BNDY	N88°45'00"E	4.00'
L3 BNDY	N88°45'00"E	22.48'
L4 BNDY	N88°45'00"E	5.00'
L5 BNDY	N1°15'00"W	40.00'
L6 BNDY	N88°45'00"E	5.00'
L7 BNDY	N1°15'00"W	171.00'
L8 BNDY	N88°45'00"E	139.96'
L9 BNDY	N0°12'00"W	54.29'
L10 BNDY	N89°48'00"E	162.00'
L11 BNDY	N0°12'00"W	5.00'
L12 BNDY	N89°48'00"E	40.00'
L13 BNDY	N0°12'00"W	5.00'
L14 BNDY	N89°48'00"E	160.00'
L15 BNDY	N0°12'00"W	5.00'

Line #	Bearing	Length
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'

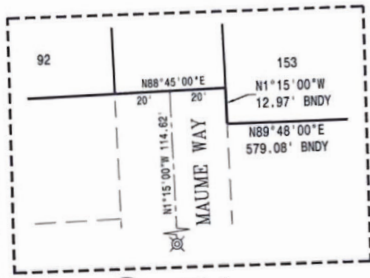
Curve #	Radius	Delta	Length
C1 BNDY	520.00'	6°21'13"	57.66'
C2 BNDY	20.00'	90°00'00"	31.42'
C3 BNDY	20.00'	90°00'00"	31.42'
C4 BNDY	20.00'	90°00'00"	31.42'
C5 BNDY	19.00'	90°00'00"	29.85'
C6 BNDY	30.00'	27°54'29"	14.61'
C7 BNDY	56.00'	144°45'39"	141.49'
C8 BNDY	30.00'	27°54'29"	14.61'
C9 BNDY	19.00'	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'
C17 BNDY	20.00'	91°03'00"	31.78'

- LEGEND**
- BOUNDARY LINE
  - LOT LINE/PARCEL LINE
  - - - EXISTING LOT RIGHT OF WAY LINE
  - - - EASEMENT LINE
  - - - SECTION LINE
  - - - MONUMENT LINE
  - ⊙ FOUND 2 1/2" BRASS DISC IN MONUMENT WELL AS NOTED
  - ⊙ 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
  - ⊙ SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
  - ⊙ 1/4 CORNER AS NOTED
  - ⊙ SECTION CORNER AS NOTED
  - ⊙ ANGLE POINT
  - ⊙ BOUNDARY
  - ⊙ BOOK OF MAP
  - ⊙ PARCEL MAP
  - ⊙ RECORD OF SURVEY
  - ⊙ OFFICIAL RECORD
  - ⊙ EXISTING
  - ⊙ MONUMENT
  - ⊙ MONUMENT LINE
  - ⊙ PROPERTY LINE
  - ⊙ VISIBILITY EASEMENT
  - ⊙ PUBLIC UTILITY EASEMENT
  - ⊙ RADIAL BEARING
  - ⊙ TOTAL
  - ⑤ INDICATE SHEET NUMBER

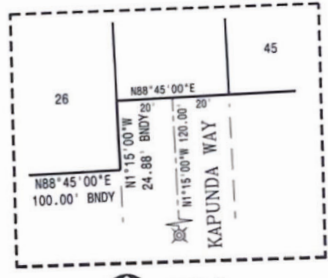
- REFERENCES:**
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  - (4) 454 BM 7
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  - (6) 202408020361



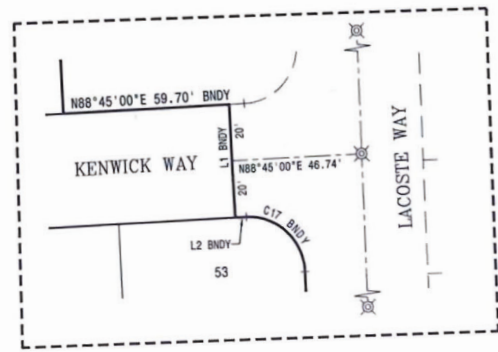
**DETAIL B**  
SCALE: 1"=30'



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



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



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

- 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 HEREIN, 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 454 OF MAPS, AT PAGE 7, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

SUBDIVISION NO. 10-060.02.02  
**ARBOR RANCH PHASE 2B**  
BEING LOT A OF SUBDIVISION NO 10-060.02.01  
RECORDED IN BOOK 459, PAGE 6  
SACRAMENTO COUNTY RECORDS  
CITY OF ELK GROVE  
SACRAMENTO COUNTY, CALIFORNIA

**Mackay & Somp**  
SURVEYORS  
51430 FRANKLIN ST., PLEASANTON, CA 94588 (925)225-0880

Curve #	Radius	Delta	Length
C1 BNDY	20.00'	90°00'00"	31.42'
C2 BNDY	20.00'	90°00'00"	31.42'
C3 BNDY	30.00'	27°54'20"	14.61'
C4 BNDY	30.00'	27°54'20"	14.61'
C5 BNDY	19.00'	90°00'00"	29.85'
C6 BNDY	20.00'	90°00'00"	31.42'
C7 BNDY	20.00'	90°00'00"	31.42'
C8	2020.00'	1°03'00"	37.02'
C9	2020.00'	0°46'57"	27.59'
C10	2020.00'	0°16'03"	9.43'
C11	1980.00'	1°03'00"	36.29'
C12	1980.00'	0°47'55"	27.60'
C13	1980.00'	0°15'05"	8.69'
C14	2000.00'	1°03'00"	36.85'

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	N0°12'00"W	5.00'
L5 BNDY	N0°12'00"W	5.00'
L6	N0°12'00"W	6.17'

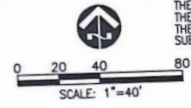


**LEGEND**

- BOUNDARY LINE
- LOT LINE/PARCEL LINE
- - - EXISTING LOT RIGHT OF WAY LINE
- - - EASEMENT LINE
- - - SECTION LINE
- - - MONUMENT LINE
- ⊙ FOUND 2" BRASS DISC IN MONUMENT WELL AS NOTED
- ⊙ 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817", SET PER (4) AND (5)
- ⊙ SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
- ⊙ X CORNER AS NOTED
- ⊙ SECTION CORNER AS NOTED
- ⊙ ANGLE POINT
- BOUNDARY
- BOOK OF MAP
- PARCEL MAP
- RECORD OF SURVEY
- OFFICIAL RECORD
- EXISTING MONUMENT
- PROPERTY LINE
- VISIBILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- RADIAL BEARING
- TOTAL
- (5) INDICATE SHEET NUMBER

**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.

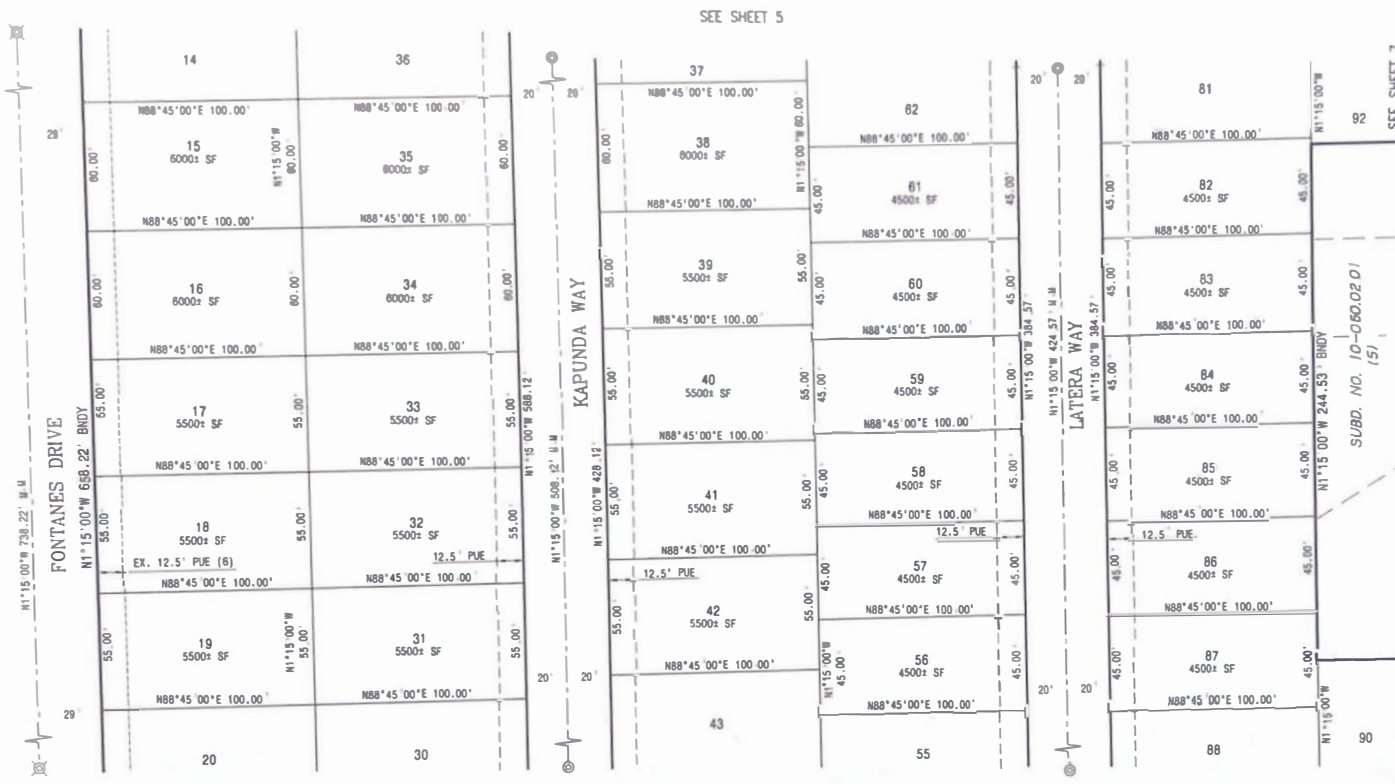


**BASIS OF BEARINGS:**

THE BEARING N1°15'00"E BETWEEN MONUMENTS SET ON FONTANES DRIVE AS SHOWN ON SUBDIVISION NO. 10-060.01, RECORDED IN BOOK 454 OF MAPS, AT PAGE 7, SACRAMENTO COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

SUBDIVISION NO. 10-060.02.02  
**ARBOR RANCH PHASE 2B**  
 BEING LOT A OF SUBDIVISION NO 10-060.02.01  
 RECORDED IN BOOK 459, PAGE 6  
 SACRAMENTO COUNTY RECORDS  
 CITY OF ELK GROVE  
 SACRAMENTO COUNTY, CALIFORNIA

**Mackay & Somp**  
 SURVEYORS  
 21470 FRANKLIN DR., PLACENTIA, CA 95667  
 (916) 223-2666



**LEGEND**

- BOUNDARY LINE
- LOT LINE/PARCEL LINE
- - - EXISTING LOT RIGHT OF WAY LINE
- - - EASEMENT LINE
- - - SECTION LINE
- - - MONUMENT LINE
- ⊙ FOUND 2" BRASS DISC IN MONUMENT WELL AS NOTED
- ⊗ 2" BRASS DISC IN MONUMENT WELL STAMPED "LS B817", SET PER (4) AND (5)
- ⊙ SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS B817"
- ✕ CORNER AS NOTED
- ⊕ SECTION CORNER AS NOTED
- ∠ ANGLE POINT
- BDY BOUNDARY
- BM BOOK OF MAP
- PM PARCEL MAP
- ROS RECORD OF SURVEY
- OR OFFICIAL RECORD
- 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) 89 ROS 26
  - (2) 90 ROS 23
  - (3) 250 PM 10
  - (4) 454 BM 7
  - (5) 459 BM 6
  - (6) 202408020361

**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 B817".
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.
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**BASIS OF BEARINGS:**

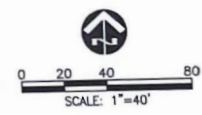
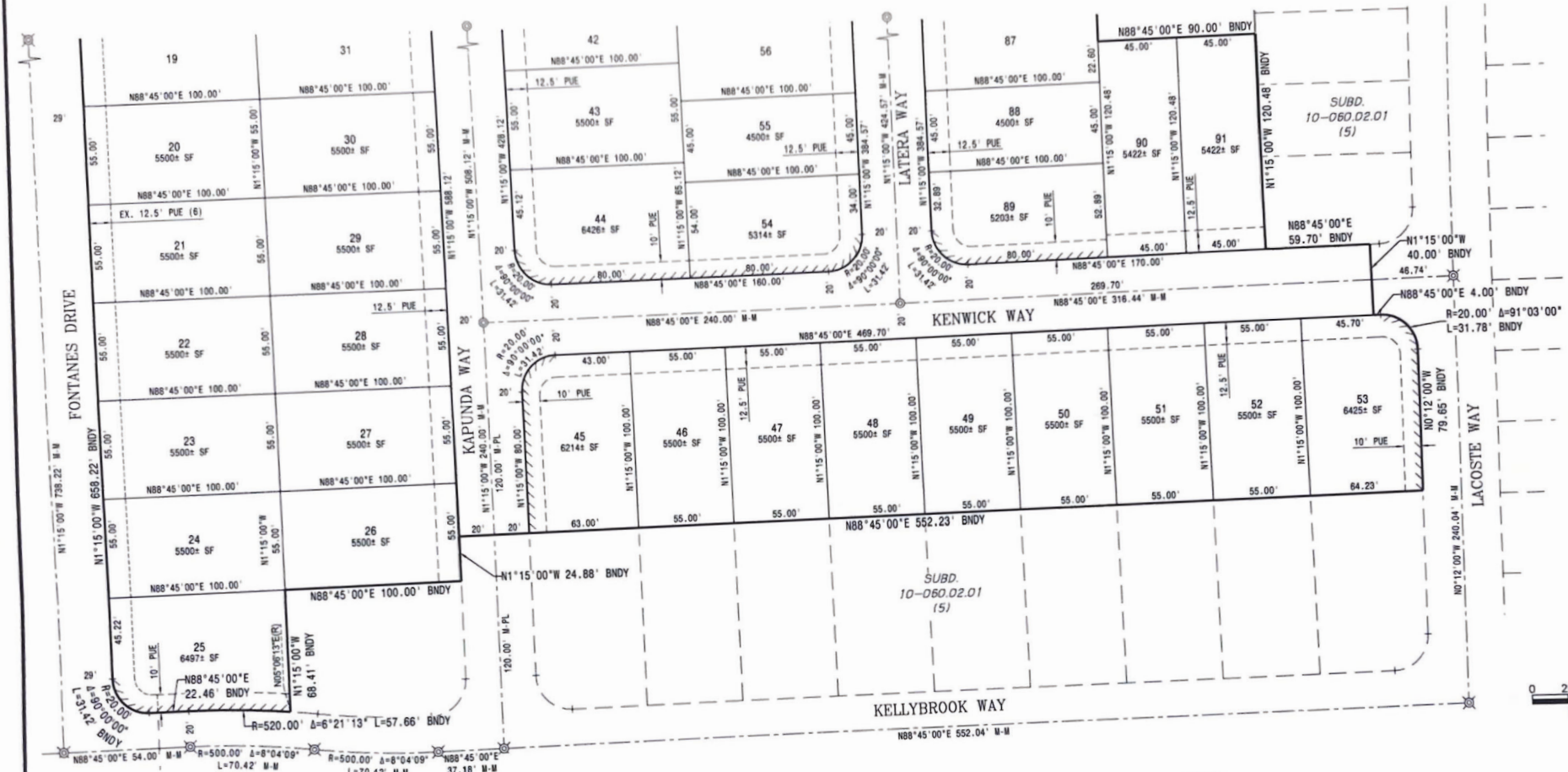
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SUBDIVISION NO. 10-060.02.02  
**ARBOR RANCH PHASE 2B**

BEING LOT A OF SUBDIVISION NO 10-060.02.01  
 RECORDED IN BOOK 459, PAGE 6  
 SACRAMENTO COUNTY RECORDS  
 CITY OF ELK GROVE  
 SACRAMENTO COUNTY, CALIFORNIA



**Mackay & Somp**



**LEGEND**

- BOUNDARY LINE
- LOT LINE/PARCEL LINE
- EXISTING LOT RIGHT OF WAY LINE
- EASEMENT LINE
- SECTION LINE
- MONUMENT LINE
- FOUND 2" BRASS DISC IN MONUMENT WELL AS NOTED
- 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817", SET PER (4) AND (5)
- SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
- 1/4 CORNER AS NOTED
- SECTION CORNER AS NOTED
- ANGLE POINT

- BOUNDARY
- BM
- PM
- ROS
- OR
- EX
- M
- ML
- PL
- VE
- PUE
- (R)
- (T)
- (5)

INDICATE SHEET NUMBER

**NOTES:**

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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.

**REFERENCES:**

- (1) 89 ROS 26
- (2) 90 ROS 23
- (3) 250 PM 10
- (4) 454 BM 7
- (5) 459 BM 6
- (6) 202408020361

**BASIS OF BEARINGS:**

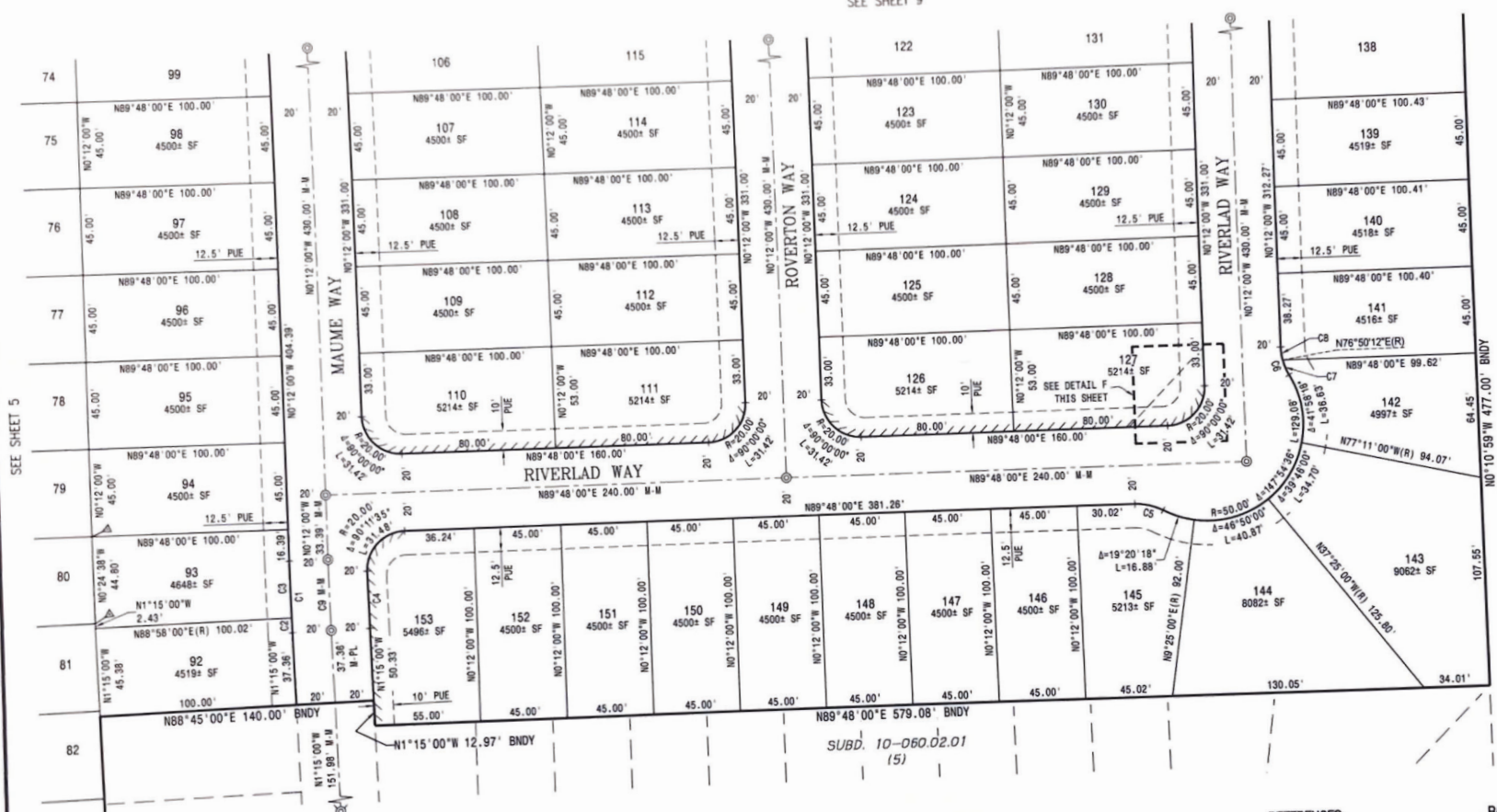
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**SUBDIVISION NO. 10-060.02.02  
ARBOR RANCH PHASE 2B**

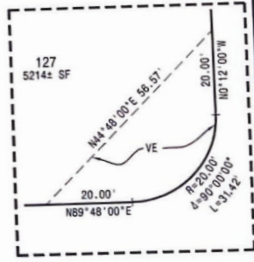
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RECORDED IN BOOK 459, PAGE 6  
SACRAMENTO COUNTY RECORDS  
CITY OF ELK GROVE  
SACRAMENTO COUNTY, CALIFORNIA

**Mackay & Somp**  
ENGINEERS PLANNERS SURVEYORS  
51429 FRANKLIN DR., FOLSOM, CA 95690  
(916) 225-4668

SEE SHEET 9



Curve Table			
Curve #	Radius	Delta	Length
C1	2020.00'	1°03'00"	37.02'
C2	2020.00'	0°13'00"	7.64'
C3	2020.00'	0°50'00"	29.38'
C4	1980.00'	0°51'25"	29.61'
C5	30.00'	28°57'18"	15.16'
C6	30.00'	28°57'18"	15.16'
C7	30.00'	15°59'30"	8.37'
C8	30.00'	12°57'48"	6.79'
C9	2000.00'	1°03'00"	36.65'



DETAIL F  
SCALE: 1"=20'

**LEGEND**

- BOUNDARY LINE
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- EXISTING LOT RIGHT OF WAY LINE
- EASEMENT LINE
- SECTION LINE
- MONUMENT LINE
- ⊙ FOUND 2" BRASS DISC IN MONUMENT WELL AS NOTED
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- ⊙ SET 2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8817"
- ⊙ 1/4 CORNER AS NOTED
- ⊙ SECTION CORNER AS NOTED
- ⊙ ANGLE POINT

- BNY BOUNDARY
- BM BOOK OF MAP
- PW PARCEL MAP
- ROS RECORD OF SURVEY
- OR OFFICIAL RECORD
- 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:**

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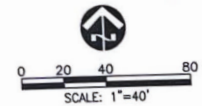
- (1) 89 ROS 26
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- (3) 250 PM 10
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- (5) 459 BM 6
- (6) 202408020361

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**MACKAY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS  
11429 FRANKLIN DR., PLEASANTON, CA 94508 (925)225-0800

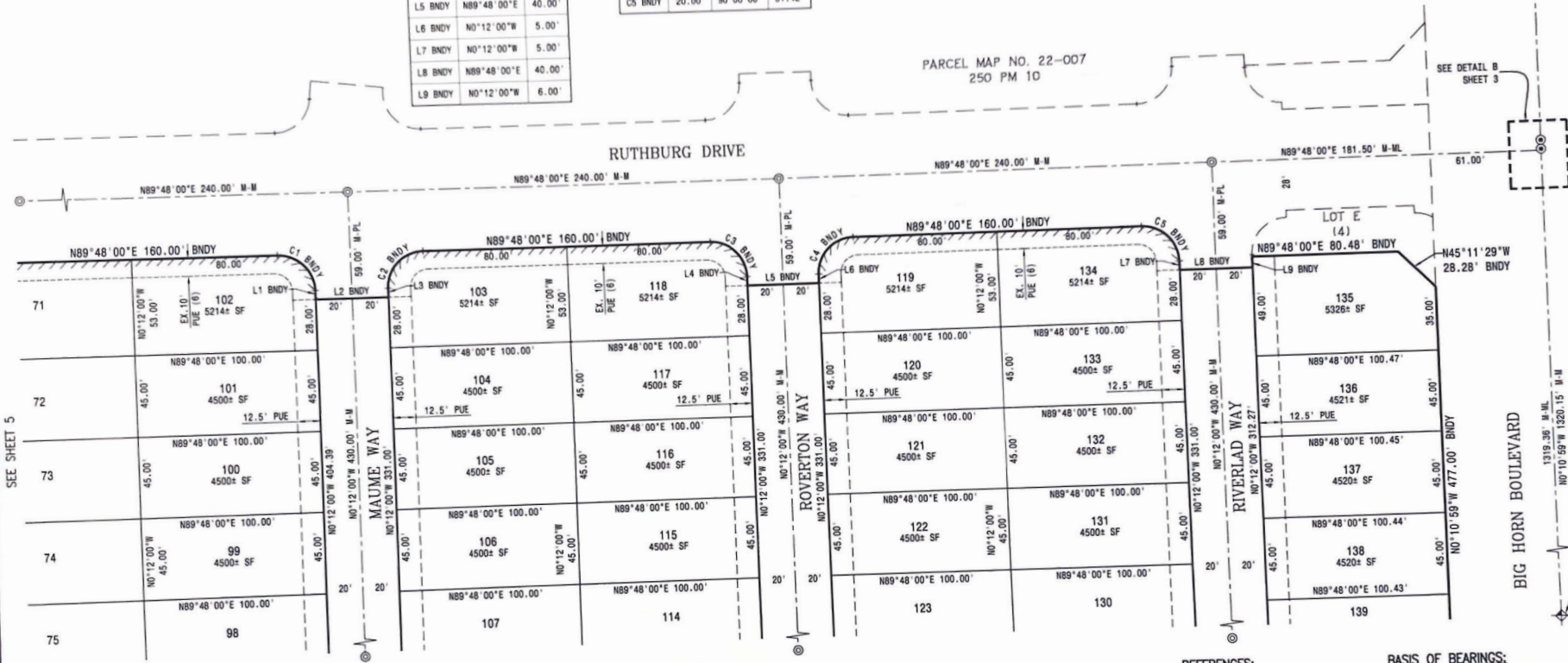
Line #	Bearing	Length
L1 BNDY	N0°12'00"W	5.00'
L2 BNDY	N89°48'00"E	40.00'
L3 BNDY	N0°12'00"W	5.00'
L4 BNDY	N0°12'00"W	5.00'
L5 BNDY	N89°48'00"E	40.00'
L6 BNDY	N0°12'00"W	5.00'
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L9 BNDY	N0°12'00"W	6.00'

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'

PARCEL MAP NO. 22-007  
250 PM 10

RUTHBURG DRIVE

SEE DETAIL B  
SHEET 3



SEE SHEET 5

SEE SHEET 8

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

**LEGEND**

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- - - MONUMENT LINE
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- ROS RECORD OF SURVEY
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- EX EXISTING MONUMENT
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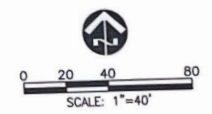
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**BASIS OF BEARINGS:**

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**Mackay & Soms**  
ENGINEERS PLANNERS SURVEYORS  
5142B FRANKLIN DR., FOLSOM, CA 95690 (916) 439-6888

SHEET 9 OF 9

FEBRUARY 2025

25233.AR2.D.NFM

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2025-100**

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

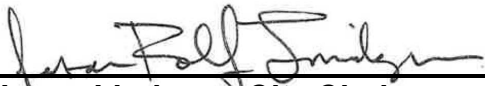
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on June 11, 2025 by the following vote:*

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

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

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

**ABSENT:**    **COUNCILMEMBERS:**        *None*

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