

**RESOLUTION NO. 2025-210**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
APPROVING THE SET-ASIDE OF PORTIONS OF CITY ROAD RIGHT OF WAY AS  
NON-EXCLUSIVE PUBLIC FACILITY AND PUBLIC UTILITY EASEMENTS FOR THE  
OLD TOWN STREETScape PHASE II PROJECT (WTR012)  
(NO FURTHER CEQA ANALYSIS REQUIRED)**

**WHEREAS**, the City of Elk Grove (City) intends to construct the Old Town Streetscape Phase II Project (WTR012) (Project); and

**WHEREAS**, to achieve the Project goals and construct the proposed improvements, the removal and relocation of the existing joint power poles and overhead utility lines to an underground public utility joint trench with surface-based facilities is required; and

**WHEREAS**, the utility providers require the dedication of a public utility easement for the public utility joint trench; and

**WHEREAS**, this dedication by the City of a set-aside for a non-exclusive public facility and public utility easement, within the road right of way, grants the joint trench utilities easement rights to be within the road right of way and if there is a future need to relocate the utility joint trench, the City will be responsible for the cost of the utility relocation and obtaining similar rights for the relocated joint trench; and

**WHEREAS**, the portions of the City road right of way to be set-aside are described in the Legal Descriptions and Plats attached hereto as Exhibits B, C, D, E, F, and G; and

**WHEREAS**, the Project is a project under California Environmental Quality Act (Section 21000 et seq. of the Public Resources Code, hereinafter referred to as CEQA), which requires that cities consider the environmental consequences of their actions before approving a project.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Elk Grove hereby finds the granting of the set-aside of a public facility and public utility easement that will result in future undergrounding of utilities for the Old Town Elk Grove Streetscape Phase II Project (WTR012) exempt from the California Environmental Quality Act (CEQA) based on the following finding.

Finding: No Further CEQA Analysis is Required.

Evidence: Establishing the set-aside of a public facility and public utility easement will result in future undergrounding of utilities for the Old Town Elk Grove Streetscape Project (WTR012); therefore, the Project is defined as a project under CEQA.

Staff has reviewed the Project to determine the required level of review under CEQA. The Project will result in undergrounding existing aerial utilities via excavation of a trench and acquisition of right-of-way. The associated environmental impacts were previously analyzed in the Old Town Elk Grove Streetscape Project – Phase 2 Initial Study with Mitigated Negative Declaration (SCH No. 2016122059) (IS/MND), completed by the City of Elk Grove as the lead CEQA agency. The City Council approved the Project, approved the Initial Study, and adopted the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program (MMRP) on May 24,

2017, and then again on October 28, 2020, when the City Council adopted Resolution 2020-256 which approved an Addendum to the Final IS/MND for the Project. As the undergrounding of utilities was fully analyzed in the previous CEQA IS/MND and Addendum, no further CEQA analysis is required.

**AND BE IT FURTHER RESOLVED** that the City Council of the City of Elk Grove hereby finds as follows:

- 1) The Project's features, utility needs, right-of-way needs, and all associated environmental impacts were previously analyzed in the 2017 Old Town Elk Grove Streetscape Project – Phase 2 Initial Study with Mitigated Negative Declaration (SCH No. 2016122059) (IS/MND), a 2020 Addendum, and a 2025 Addendum completed by the City of Elk Grove as the lead CEQA agency. The City approved the Project, approved the IS/MND and two Addendums, and adopted the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program (MMRP) through Resolution No. 2017-117, Resolution No. 2020-256, and Resolution No. 2025-005. Notices of Determination were filed for the IS/MND and two Addendums at the County Clerk and State Clearinghouse. As the undergrounding of utilities and acquisition of right-of-way were identified and fully analyzed in the previous CEQA IS/MND and two Addendums, no further CEQA analysis is required.
- 2) The set aside for a non-exclusive public facility and public utility easement purposes over the existing City road right of way would be consistent with and not violate the General Plan and all elements and components thereof; and,
- 3) Public interest will be served by the set-asides herein; and,
- 4) The area as described in the legal descriptions and plats attached hereto as Exhibits B, C, D, E, F, and G, all of which are incorporated herein by reference, shall from this day forward be set-aside for public facility and public utility easement purposes and all uses incidental thereto under the terms and conditions described in Exhibit A, attached hereto and incorporated herein by reference; and
- 5) The City Council does hereby direct the City Clerk to cause a certified copy of this Resolution, including Exhibits A, B, C, D, E, F, and G, attested by the Clerk under seal, to be recorded in the office of the County Recorder of the County of Sacramento.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 12<sup>th</sup> day of November 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**

### **Terms and Conditions of Set-Aside for Non-Exclusive Public Facility and Public Utility Easement**

The City of Elk Grove does hereby delineate for public facility and public utility purposes the set-aside area as described in Exhibits B through E attached hereto for use by any public utility provider (Provider) inclusive of digging, constructing (excluding the addition of any poles and overhead lines), reconstructing, repairing, operating, upgrading and maintaining all necessary utilities and all appurtenances deemed necessary by said Provider on, over, under and across the real property as described, including the perpetual right of ingress and egress from said set-aside area, for the purpose of exercising and performing all of the rights and privileges herein granted, together with a public facilities easement, including the installation and maintenance of a pedestrian walkway and any appurtenances thereto.

To the fullest extent permitted by law, Provider shall indemnify, protect, defend, and hold harmless City, its officers, officials, agents, employees and volunteers from and against any and all claims and lawsuits, damages, demands, liability, costs, losses and expenses, including without limitation, court costs and reasonable attorneys' and expert witness fees, arising out of any failure to comply with applicable law, any injury to or death of any person(s), damage to property, loss of use of property, economic loss or otherwise arising out of the performance of the work described in this set-aside area, to the extent caused by a negligent act or negligent failure to act, errors, omissions, recklessness or willful misconduct incident to the performance of any utility work performed by Provider, except to the extent such loss or damage is caused by the sole negligence, or willful misconduct of the City.

The right to indemnity under this Section arises only upon occurrence of an event giving rise to a claim and or lawsuit(s) and, thereafter, upon tender in writing to Provider.

Nothing in this indemnity obligation shall be construed to create any duty to, any standard of care with reference to, or any liability or obligation, contractual or otherwise, to any third party.

**EXHIBIT "B"**  
**SD14-AGREEMENT**  
**LEGAL DESCRIPTION**

All that real property situated in the City of Elk Grove, County of Sacramento, State of California, being a portion of Section 6, Township 6 North, Range 6 East, Mount Diablo Baseline and Meridian, more particularly described as follows:

A strip of land 10.44 feet in width measured perpendicular to and Northerly of the following described line:

Beginning at the Northeast corner of the Quitclaim Deed to Daniel Salinger recorded March 10<sup>th</sup> 2010, in Book 20100310 at Page 0600, Official Records of Sacramento County, said Northeast corner being on the Southerly Right of Way of Elk Grove Boulevard as shown on the plat "H.S. Hill Tract" filed in Book 1 of Maps at Page 30; thence along said Southerly Right of Way line South 89°14'34" West, 310.77 feet to the Northeast corner of the Trust Transfer Deed to the Richard E Hoagland Revocable Living Trust Dated November 16, 2012 recorded April 10<sup>th</sup>, 2015, in Book 20150410 at Page 1077, being the Point of Terminus, containing 3243 Square feet more or less.

See "Exhibit B", attached hereto and made part hereof.

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyors' Act.

  
\_\_\_\_\_  
Ryan L. Ming P.L.S. 8409

9/11/2025  
Date





SCALE  
1"=60'

SD14-AGREEMENT

3,243  
SQ FT±

ELK GROVE BOULEVARD

39.10'

28.66'

39.10'

ROW-1 BM 30

S89°14'34"W 310.77'

10.44'

ROW-1 BM 30

POT  
NW CORNER  
BK 20150410  
PG 1077

POB  
NE CORNER  
BK 20100310  
PG 0600

CITY OF ELK GROVE  
9108 ELK GROVE BLVD  
APN:125-0243-039  
BK 20190531 PC 0586

RICHARD E HOACLAND REVOCABLE  
LIVING TRUST  
9112 ELK GROVE BLVD  
APN:125-0243-011  
BK 20150410 PC 1077

HUGO FAMILY TRUST  
9116 ELK GROVE BLVD  
APN:125-0243-012  
DOC# 20180830-0978

WALL FAMILY TRUST  
9120 ELK GROVE BLVD  
APN:125-0243-013  
BK 20040921 PC 1445

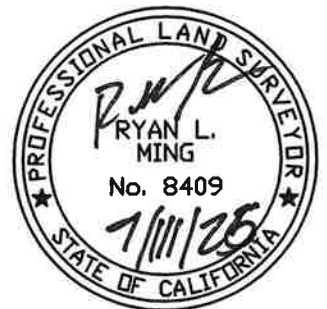
FABOR FAMILY TRUST  
9124 ELK GROVE BLVD  
APN:125-0243-014  
BK 20191031 PC 0277

SALINGER  
9132 ELK GROVE BLVD  
APN:125-0243-015  
BK 20100310 PC 0600

LEGEND

 SD-14 AGREEMENT AREA 3,243 SQ FT±-

- .....DIMENSION POINT
- APN.....ASSESSORS PARCEL NUMBER
- BM.....BOOK OF MAPS
- BK.....BOOK
- BLVD....BOULEVARD
- £ .....CENTERLINE
- DOC..... DOCUMENT
- PG.....PAGE
- POB.....POINT OF BEGINNING
- POT.....POINT OF TERMINUS



**EXHIBIT "B-1"**

PORTION OF "H.S. HILL TRACT"-1 BM 30  
SECTION 6, T6N, R6E, MDB&M



110 BLUE RAVINE RD SUITE 101 | FOLSOM, CA 95630  
PHONE: 916.900.6623 | uniconengineering.com

SHEET 1 OF 1

CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA

**EXHIBIT "C"**  
**SET-ASIDE EASEMENT**  
**LEGAL DESCRIPTION**

All that real property situated in the City of Elk Grove, County of Sacramento, State of California, being a portion of the East One-Half of Section 6, Township 6 North, Range 6 East, Mount Diablo Baseline and Meridian, more particularly described as follows:

Beginning at the intersection of the East line of Parcel 4 and the Southerly Right of Way recorded in Book 7611-01, at Page 806, Official Records of Sacramento County, as shown on that certain Parcel Map entitled "North 201.24 feet of Lot 14, Gunter's Addition to Elk Grove, Book 13 of Maps, at Page 21" filed in Book 29 of Parcel Maps, at Page 7, Official Records of Sacramento County, thence along said Southerly Right of Way line South 89°14'30" West, 66.68 feet; thence leaving said Southerly Right of Way line South 00°45'26" East, 2.00 feet; thence South 89°14'30" West, 4.00 feet; thence North 00°45'26" West, 2.00 feet to said Southerly Right of Way line; thence along said Southerly Right of Way line South 89°14'30" West, 53.04 feet; thence leaving said Southerly Right of Way line South 00°45'30" East, 2.50 feet; thence South 89°14'30" West, 10.00 feet; thence North 00°45'30" West, 2.50 feet to said Southerly Right of Way line; thence along said Southerly Right of Way line South 89°14'30" West, 265.24 feet; thence leaving said Southerly Right of Way line South 00°45'30" East, 2.50 feet; thence South 89°14'30" West, 14.00 feet; thence North 00°45'30" West, 2.50 feet to said Southerly Right of Way line; thence along said Southerly Right of Way line South 89°14'30" West, 76.74 feet to the beginning of a tangent curve to the left having a radius of 20.00 feet; thence continuing along said Right of Way along the arc of said curve, through a central angle of 90°01'30", an arc length of 31.42 feet; thence continuing along said Easterly Right of Way South 00°47'00" East, 124.49 feet; thence leaving said Easterly Right of Way line North 89°13'00" East, 2.00 feet; thence South 00°47'00" East, 9.00 feet; thence South 89°13'00" West, 2.00 feet to said Easterly Right of Way; thence South 00°47'00" East, 5.74 feet to the Northerly line of the parcel of land described in Grant Deed to the City of Elk Grove recorded July 23rd, 2024, in Document Number 202407230749, Official Records of Sacramento County; thence along said Northerly line South 89°14'30" West, 2.00 feet to the Easterly line of the 50 foot Right of Way (Webb Street) as shown on the Subdivision Map "Gunter's Addition to Elk Grove" filed in Book 13 of Maps, at Page 21, Official Records of Sacramento County; thence along said Easterly Right of Way line South 00°45'26" East, 18.00 feet to the Southerly line of said City of Elk Grove parcel; thence along said Southerly line South 89°14'30" West, 12.50 feet; thence leaving said Southerly line North 00°45'26" West, 18.00 feet to said Northerly line; thence along said Northerly line North 89°14'30" East, 2.00 feet; thence leaving said Northerly line North 00°47'00" West 139.23 feet to the beginning of a tangent curve to the right having a radius of 32.50 feet; thence along the arc of said curve, through a central angle of 90°01'30", an arc length of 51.07 feet; thence North 89°14'30" East, 114.50 feet; thence South 87°24'26" East, 19.75 feet; thence North 89°14'34" East, 355.47 feet; thence South 00°47'00" East, 11.34 feet to the Point of Beginning, Containing 8,265 Square feet more or less.

See "Exhibit C1", attached hereto and made part hereof.

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyors' Act.

  
Ryan L. Ming P.L.S. 8409

11/06/25  
Date



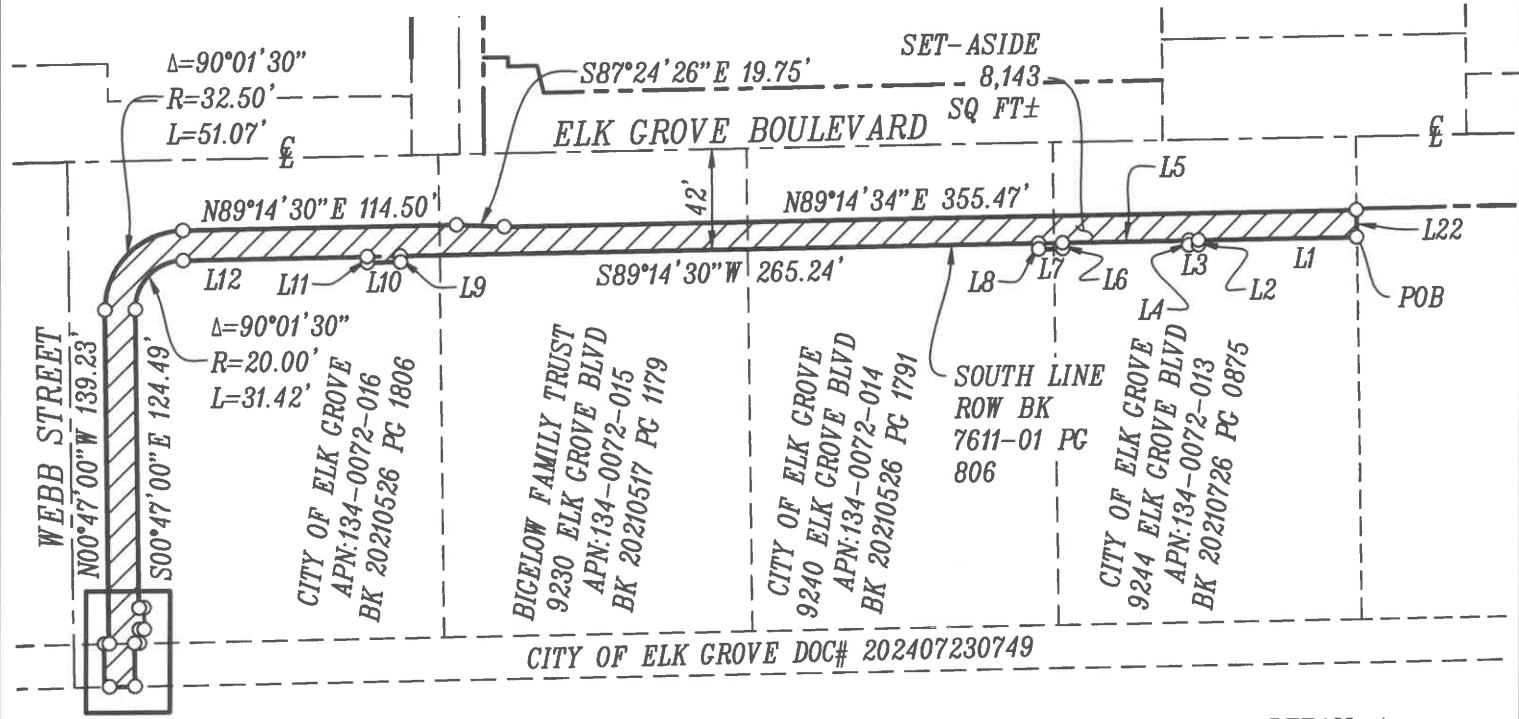


1"=80'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	66.68	S89°14'30"W
L2	2.00	S00°45'26"E
L3	4.00	S89°14'30"W
L4	2.00	N00°45'26"W
L5	53.04	S89°14'30"W
L6	2.50	S00°45'30"E
L7	10.00	S89°14'30"W
L8	2.50	N00°45'30"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	2.50	S00°45'30"E
L10	14.00	S89°14'30"W
L11	2.50	N00°45'30"W
L12	76.74	S89°14'30"W
L13	2.00	N89°13'00"E
L14	9.00	S00°47'00"E
L15	2.00	S89°13'00"W
L16	5.74	S00°47'00"E

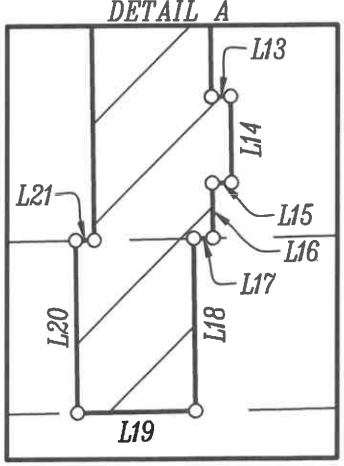
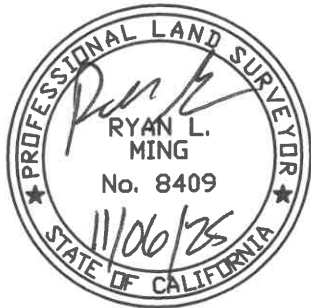
LINE TABLE		
LINE #	LENGTH	DIRECTION
L17	2.00	S89°14'30"W
L18	18.00	S00°45'26"E
L19	12.50	S89°14'30"W
L20	18.00	N00°45'26"W
L21	2.00	N89°14'30"E
L22	11.34	S00°47'00"E



SEE DETAIL A

**LEGEND**

- SET-ASIDE EASEMENT 8,265 SQ FT±
- ..... DIMENSION POINT
- APN.....ASSESSORS PARCEL NUMBER
- BM.....BOOK OF MAPS
- BK.....BOOK
- BLVD....BOULEVARD
- ⊕ .....CENTERLINE
- DOC.....DOCUMENT
- PG.....PAGE
- POB.....POINT OF BEGINNING



**EXHIBIT C1**

PORTION OF THE PARCEL MAP "NORTH 201.24' OF LOT 14-GUNTERS ADDITION"  
 29 PM 7-PORTION OF E1/2 OF SECTION 6, T6N, R6E, MDB&M  
 CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA

**UNICO ENGINEERING**  
 80 BLUE RAVINE RD SUITE 250 | FOLSOM, CA 95630  
 PHONE: 916.900.6623 | unicoengineering.com

**EXHIBIT "D"**  
**SET-ASIDE EASEMENT**  
**LEGAL DESCRIPTION**

All that real property situated in the City of Elk Grove, County of Sacramento, State of California, being a portion of Southeast Quarter of Section 31, Township 7 North, Range 6 East, Mount Diablo Baseline and Meridian, more particularly described as follows:

A strip of land 12.50 feet in width measured perpendicular and Southerly of the following described line:

Beginning at the Northeast corner of the Irrevocable Offer of Dedication (IOD) to the City of Elk Grove recorded June 17<sup>th</sup>, 2015 in Book 20150617 at Page 0757, Official Records of Sacramento County, said Northeast corner being on the Northerly Right of Way of Elk Grove Boulevard; thence along said Northerly line South 89°14'35" West, 126.59 feet to the Northeast corner of the Grant Deed to the City of Elk Grove recorded March 31<sup>st</sup>, 2015 in Book 20150331 at Page 1212, Official Records of Sacramento County; thence along the Northerly line of said Grant Deed to the City of Elk Grove North 89°14'35" East, 83.06 feet to the Westerly line of said Grant Deed to the City of Elk Grove and the Point of Terminus, Containing an area of 2621 Square feet more or less.

The sidelines of the above described 12.50 foot strip of land are to be shortened or elongated so as to begin and end on the boundary lines of the Irrevocable Offer of Dedication (IOD) to the City of Elk Grove recorded June 17<sup>th</sup>, 2015 in Book 20150617 at Page 0757 & the Grant Deed to the City of Elk Grove recorded March 31<sup>st</sup>, 2015 in Book 20150331 at Page 1212, Official Records of Sacramento County.

See "Exhibit B", attached hereto and made part hereof.

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyors' Act.

  
\_\_\_\_\_  
Ryan L. Ming P.L.S. 8409

9/11/25  
Date





SCALE  
1"=40'

SINGH/KAUR  
9239. ELK GROVE BLVD  
APN:127-0170-050  
DOC# 202208231152

SET-ASIDE  
2,621  
SQ FT±

NORTH LINE  
ELK GROVE  
BOULEVARD

POB

S89°14'35"W 83.06'

S89°14'35"W 126.59'

20'

PORTA ROSA DRIVE

20'

40.61'

CITY OF ELK GROVE  
BK 20150331 PG 1212

40.61'

12.50'

CITY OF ELK GROVE IOD  
BK 20150617 PG 0757

40.61'

ELK GROVE BOULEVARD

WEBB STREET

**LEGEND**

 SET-ASIDE EASEMENT AREA 2,621 SQ FT±

- .....DIMENSION POINT
- APN.....ASSESSORS PARCEL NUMBER
- BM.....BOOK OF MAPS
- BK.....BOOK
- BLVD....BOULEVARD
- ⌘ .....CENTERLINE
- DOC.....DOCUMENT NUMBER
- IOD.....IRREVOCABLE OFFER OF DEDICATION
- PG.....PAGE
- POB.....POINT OF BEGINNING



**EXHIBIT "D-1"**

PORTION OF SOUTHEAST ONE-QUARTER  
OF SECTION 31, T7N, R6E, MDB&M  
CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA



110 BLUE RAVINE RD SUITE 101 | FOLSOM, CA 95630  
PHONE: 916.900.6623 | uniconengineering.com

**EXHIBIT "E"**  
**SD 14-AGREEMENT**  
**LEGAL DESCRIPTION**

All that real property situated in the City of Elk Grove, County of Sacramento, State of California, being a portion of the Southeast Quarter of Section 31, Township 7 North, Range 6 East, Mount Diablo Baseline and Meridian, more particularly described as follows:

Being a portion of Parcels 1 through 3 as described in Grant Deed to RAD Pilot, L.P. recorded July 20<sup>th</sup>, 2020, in Document Number 202007200487, Official Records of Sacramento County, more particularly described as follows:

A strip of land 12.13 feet in width measured perpendicular and Southerly to the following described line:

Beginning at the intersection of the Easterly line of Parcel 3 of said Grant Deed to RAD Pilot, L.P. and the Northerly 40 foot Right of Way for Elk Grove Boulevard as described in the Right of Way deed to the City of Elk Grove recorded November 1<sup>st</sup>, 1974 in book 741101, at Page 485 Official records of Sacramento County, thence leaving said Easterly line along said Northerly 40 foot Right of Way South 89°14'34" West, 188.50 feet to the West line of Parcel 1 of said Grant Deed to RAD Pilot, L.P. and the Point of Terminus, containing 2,287 square feet more or less.

Sidelines of the above described 12.13 foot strip of land are to be shortened or elongated as to begin and end on the boundary lines of the Grant Deed to RAD Pilot, L.P. recorded July 20<sup>th</sup>, 2020, in Document Number 202007200487, Official Records of Sacramento County.

See "Exhibit B", attached hereto and made part hereof.

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyors' Act.

  
\_\_\_\_\_  
Ryan L. Ming P.L.S. 8409

9/11/2025  
Date





SCALE  
1"=40'

SHURTZ CARLILE LLC  
9191 ELK GROVE BLVD  
APN:125-0270-061  
BK 20140731 PG 0757

WEST LINE PARCEL 1  
DOC# 202007200487

EAST LINE PARCEL 3  
DOC# 202007200487

RAD PILOT, L.P.  
9205 ELK GROVE BLVD  
APN:125-0270-051  
DOC# 202007200487

SINGH/KAUR  
9239 ELK GROVE BLVD  
APN:127-0170-050  
DOC# 202208231152

SD14-AGREEMENT  
2,287  
SQ FT±

40' ROW & UTILITIES  
EASEMENT  
BK 741101 PG 485

S89°14'34"W 188.50'

POB

42'

40'

27.87'

12.13'

27.87'

40'

40.61'

ELK GROVE BOULEVARD

WEBB STREET

**LEGEND**

 SD14-AGREEMENT AREA 2,287 SQ FT±-

○ .....DIMENSION POINT

APN.....ASSESSORS PARCEL NUMBER

BK.....BOOK

BLVD....BOULEVARD

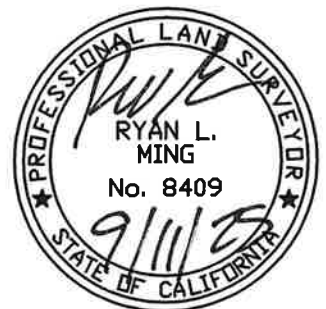
£ .....CENTERLINE

DOC.....DOCUMENT NUMBER

PG.....PAGE

POB.....POINT OF BEGINNING

POT.....POINT OF TERMINUS



**EXHIBIT "E-1"**

PORTION OF SOUTHEAST ONE-QUARTER  
OF SECTION 31, T7N, R6E, MDB&M

CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA



110 BLUE RAVINE RD SUITE 101 | FOLSOM, CA 95630  
PHONE: 916.900.6623 | unicoengineering.com

**EXHIBIT "F"**  
**SD 14-AGREEMENT**  
**LEGAL DESCRIPTION**

All that real property situated in the City of Elk Grove, County of Sacramento, State of California, being a portion of Southeast Quarter of Section 31, Township 7 North, Range 6 East, Mount Diablo Baseline and Meridian, more particularly described as follows:

The North 12.50 feet of the South 42 feet of Tract 1 as described in Grant Deed to Schultz-Carlie LLC recorded July 31<sup>st</sup>, 2014, in Book 20140731, at Page 0757, Official Records of Sacramento County.

Together with:

The North 12.50 feet of the South 42 feet of the Grant Deed to Stephen C. Fitzpatric and Rebbecca A. Fitzpatrick recorded December 27<sup>th</sup>, 2017, in Document Number 201712270761 Official Records of Sacramento County.

The above-described strip of land is to be one (1) continuous parcel containing 6,195 square feet more or less.

See "Exhibit B", attached hereto and made part hereof.

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyors' Act.

  
Ryan L. Ming P.L.S. 8409

10/20/2025  
Date





SCALE  
1"=80'

SHURTZ CARLILE LLC  
9191 ELK GROVE BLVD  
APN:125-0270-061  
BK 20140731 PG 0757

FITZPATRICK  
9163 ELK GROVE BLVD  
APN:125-0270-015  
DOC#20171227-0761

42' ROW & UTILITIES  
EASEMENT  
BK 940721 PG 436

42' ROW & UTILITIES  
EASEMENT  
BK 771018 PG 881

42' ROW & UTILITIES  
53 PM 26

42' ROW & UTILITIES  
EASEMENT  
BK 870211 PG 1204

S89°14'34"W 495.64'

12.50'

42'

SD14-AGREEMENT  
6,195  
SQ FT±

29.50'

42'

ELK GROVE BOULEVARD

KENT STREET

**LEGEND**

 SD14-AGREEMENT AREA 6,195 SQ FT±

○ .....DIMENSION POINT

APN.....ASSESSORS PARCEL NUMBER

BK.....BOOK

BLVD....BOULEVARD

£ .....CENTERLINE

DOC.....DOCUMENT NUMBER

PG.....PAGE

POB.....POINT OF BEGINNING



**EXHIBIT "F-1"**

PORTION OF SOUTHEAST ONE-QUARTER  
OF SECTION 31, T7N, R6E, MDB&M

CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA



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PHONE: 916.900.6623 | unicoengineering.com

**EXHIBIT "G"**  
**SD 14-AGREEMENT**  
**LEGAL DESCRIPTION**

All that real property situated in the City of Elk Grove, County of Sacramento, State of California, being a portion of Section 31, Township 7 North, Range 6 East, Mount Diablo Baseline and Meridian, being a portion of Lots 29 through 31 as shown on the subdivision map "Plat of J.H. Kerr's Addition" filed in Book 1 of Maps, at Page 28, Official Records of Sacramento County, more particularly described as follows:

Beginning at the intersection of the Westerly Right of Way line for Derr Street as described in the Resolution Number 5562 recorded July 9<sup>th</sup>, 1941, in Book 911, at Page 307, Official Records of Sacramento County, and the North line of Lot 29 as shown on the subdivision map "Plat of J.H. Kerr's Addition" filed in Book 1 of Maps, at Page 28, Official Records of Sacramento County; thence leaving said Westerly Right of Way North 89°14'34" East, 12.50 feet; thence parallel with said Westerly Right of Way line South 00°32'36" East, 176.33 feet; thence South 89°14'34" West, 130.00 feet; thence North 00°45'26" West 3.33 feet to the Northerly Right of Way line for Elk Grove Boulevard as shown on the subdivision map "Plat of J.H. Kerr's Addition" filed in Book 1 of Maps, at Page 28, Official Records of Sacramento County, and the Westerly line of the East one-half (1/2) of Lot 31 as shown on the subdivision map "Plat of J.H. Kerr's Addition" filed in Book 1 of Maps, at Page 28, Official Records of Sacramento County, thence leaving said Westerly line along the said Northerly line of Elk Grove Blvd North 89°14'34" East, 117.50 feet to said Westerly Right of Way line for Derr Street; thence along said Westerly Right of Way line for Derr Street North 00°32'36" West, 173.00 feet to the Point of Beginning, containing 2,595 square feet more or less.

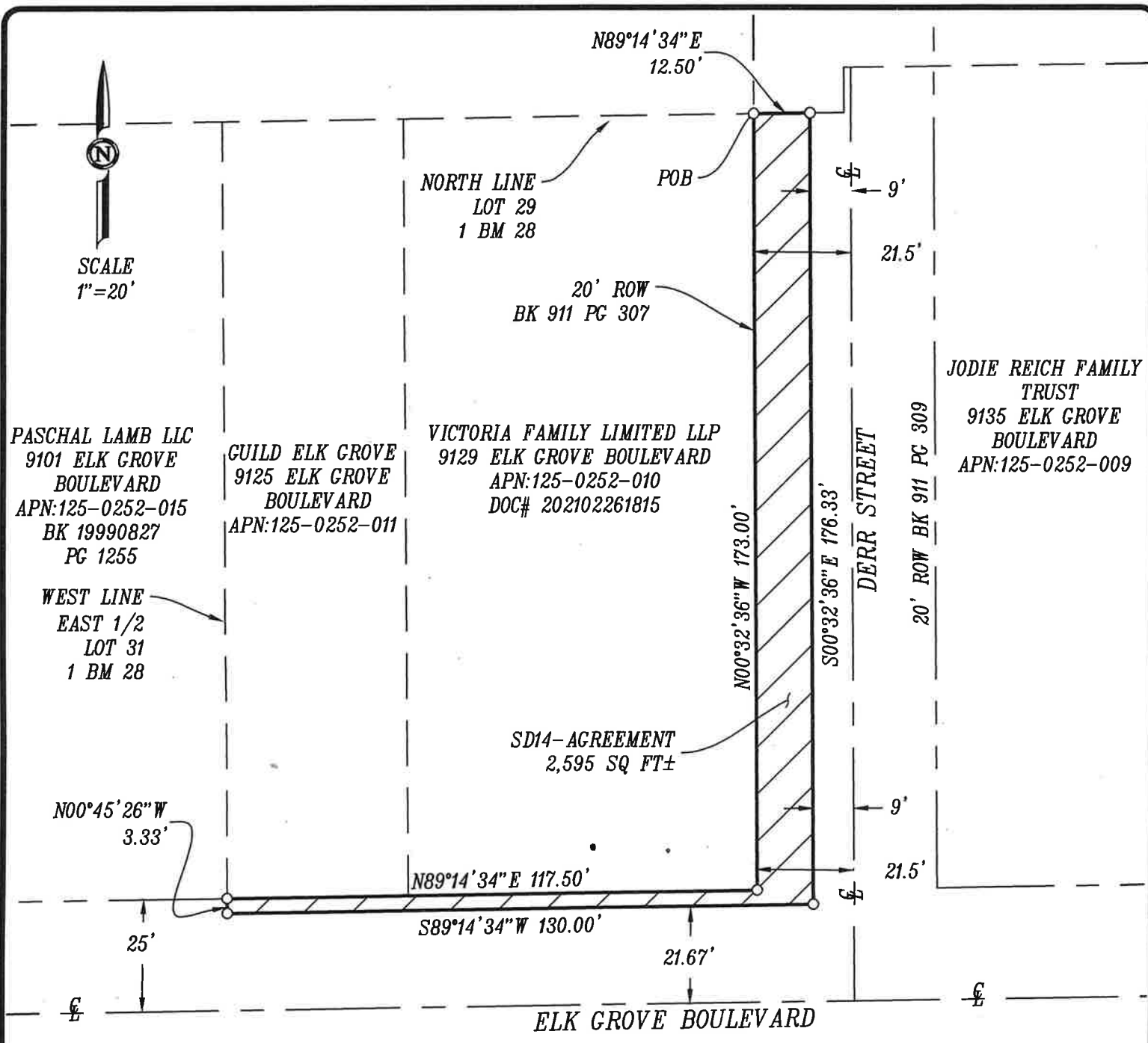
See "Exhibit B", attached hereto and made part hereof.

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyors' Act.

  
Ryan L. Ming P.L.S. 8409

9/11/2025  
Date





**EXHIBIT "G-1"**

PORTION OF THE SE-1/4 SEC 31, T7N,R6E, MDB&M  
 PORTION OF "PLAT OF J.H. KERR ADDITION" 1 BM 28

CITY OF ELK GROVE COUNTY OF SACRAMENTO STATE OF CALIFORNIA



110 BLUE RAVINE RD SUITE 101 | FOLSOM, CA 95630  
 PHONE: 916.900.6623 | unicoengineering.com

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2025-210**

**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 November 12, 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**