

RESOLUTION NO. 2025-227

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING THE FINAL MAP FOR JAIN ESTATES (SUBDIVISION NO. 22-008)
AND AUTHORIZING THE CITY ENGINEER TO EXECUTE THE
SUBDIVISION IMPROVEMENT AGREEMENT (CEQA EXEMPT)**

WHEREAS, the City of Elk Grove (City) Planning Commission approved a Tentative Subdivision Map (TSM) for the Jain Estates Subdivision Project on December 1, 2022; and

WHEREAS, staff has reviewed the Final Map for Jain Estates (Subdivision No. 22-008) 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 after the filing of this map.

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

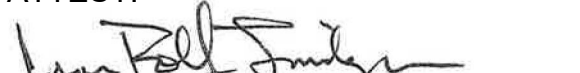
- 1) Finds the location and configuration of the lots to be created by the Final Map for Jain Estates (Subdivision No. 22-008) substantially comply with the previously approved Tentative Subdivision Map; and
- 2) Finds the Final Map is statutorily exempt from the California Environmental Quality Act (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 Jain Estates (Subdivision No. 22-008), 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 Engineer to execute the Subdivision Improvement Agreement by and between the City of Elk Grove, Rajiv Jain and Rajni Jain, Trustees of the Rajiv Jain and Rajni Jain Living Trust dated July 5, 2019, in substantially the form presented.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 10th day of December 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

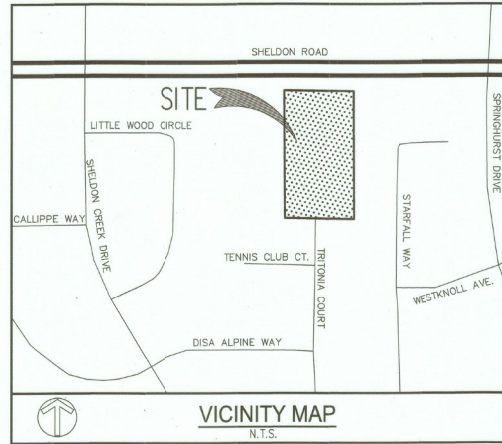
THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP OF "SUBDIVISION NO. 22-008 FINAL MAP OF JAIN ESTATES", THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. THE UNDERSIGNED OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC ROADS DESIGNATED TRITONIA COURT SHOWN HEREON, AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND UNDERGROUND AND OVERHEAD WIRES AND CONDUITS FOR ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE ROAD SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).
- AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS, SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON OVER, UNDER AND ACROSS STRIPS OF LAND FIVE FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC COURT SHOWN HEREON.
- PURSUANT TO THE PROVISIONS OF SECTION 7050 OF THE GOVERNMENT CODE, THE UNDERSIGNED HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF ELK GROVE, A 44' WIDE STRIP OF LAND FOR ROAD RIGHT OF WAY PURPOSES, DESIGNATED HEREON "44' I.O.D FOR RIGHT OF WAY/P.U.E. AND STRIPS OF LAND 12.5' IN WIDTH FOR PUBLIC UTILITY EASEMENT PURPOSES DESIGNATED HEREON "12.5' I.O.D. FOR P.U.E."

AS OWNERS: THE RAJIV JAIN AND RAJNI JAIN TRUST DATED JULY 5, 2019

BY: Rajiv Jain 10-20-25
RAJIV JAIN, TRUSTEE DATE:

BY: Rajni Jain 10-22-25
RAJNI JAIN, TRUSTEE DATE:



NOTARY'S ACKNOWLEDGEMENT

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 Sacramento

ON 10/22/2025 BEFORE ME, Justin Cline A NOTARY PUBLIC

PERSONALLY APPEARED Rajiv Jain, Rajni Jain 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 THE 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.

Justin Cline Justin Cline
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY

MY COMMISSION EXPIRES: 08/22/2028 MY COMMISSION NUMBER: 2498181



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 RAJIV JAIN IN AUGUST, 2023. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN THOSE POSITIONS WITHIN TWELVE MONTHS FROM RECORDATION OF THIS FINAL MAP, AND THE COMPLETION OF IMPROVEMENTS, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

THIS SUBDIVISION CONSISTS OF 8 RESIDENTIAL LOTS AND 1 STREET RIGHT OF WAY, TOTALING 1.698 ACRES.

Dan Hoagland 8-1-25
DANIEL E. HOAGLAND L.S. 8621
EXPIRATION DATE: 12-31-25



CITY SURVEYOR'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION NO. 22-008, FINAL MAP OF JAIN ESTATES, AND FIND IT TO BE TECHNICALLY CORRECT.

David O. Knell
DAVID O. KNELL, CITY SURVEYOR
P.L.S. NO. 5301



DATE: 11-3-2025

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF "SUBDIVISION NO. 22-005 FINAL MAP OF JAIN ESTATES" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF ELK GROVE ON _____, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

KRISTIN J. PARSONS, CITY ENGINEER
R.C.E. NO. 55702



DATE: _____

CITY CLERK'S STATEMENT

I, JASON LINDREN, 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. 20-008.00, JAIN ESTATES, ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS ON BEHALF OF THE PUBLIC, TRITONIA COURT RIGHT-OF-WAY EASEMENT FOR PUBLIC STREET PURPOSES, ACCEPTED THE PUBLIC UTILITY EASEMENTS/MAIL DELIVERY EASEMENTS, ACCEPTED THE DEDICATION OF THE INGRESS AND EGRESS RIGHTS, AND CONSENTED TO THE IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC ROAD RIGHT OF WAY EASEMENT AND PUBLIC UTILITY EASEMENT, ALL AS OFFERED HEREON.

JASON LINDREN, CITY CLERK
CITY OF ELK GROVE, CALIFORNIA

DATE: _____

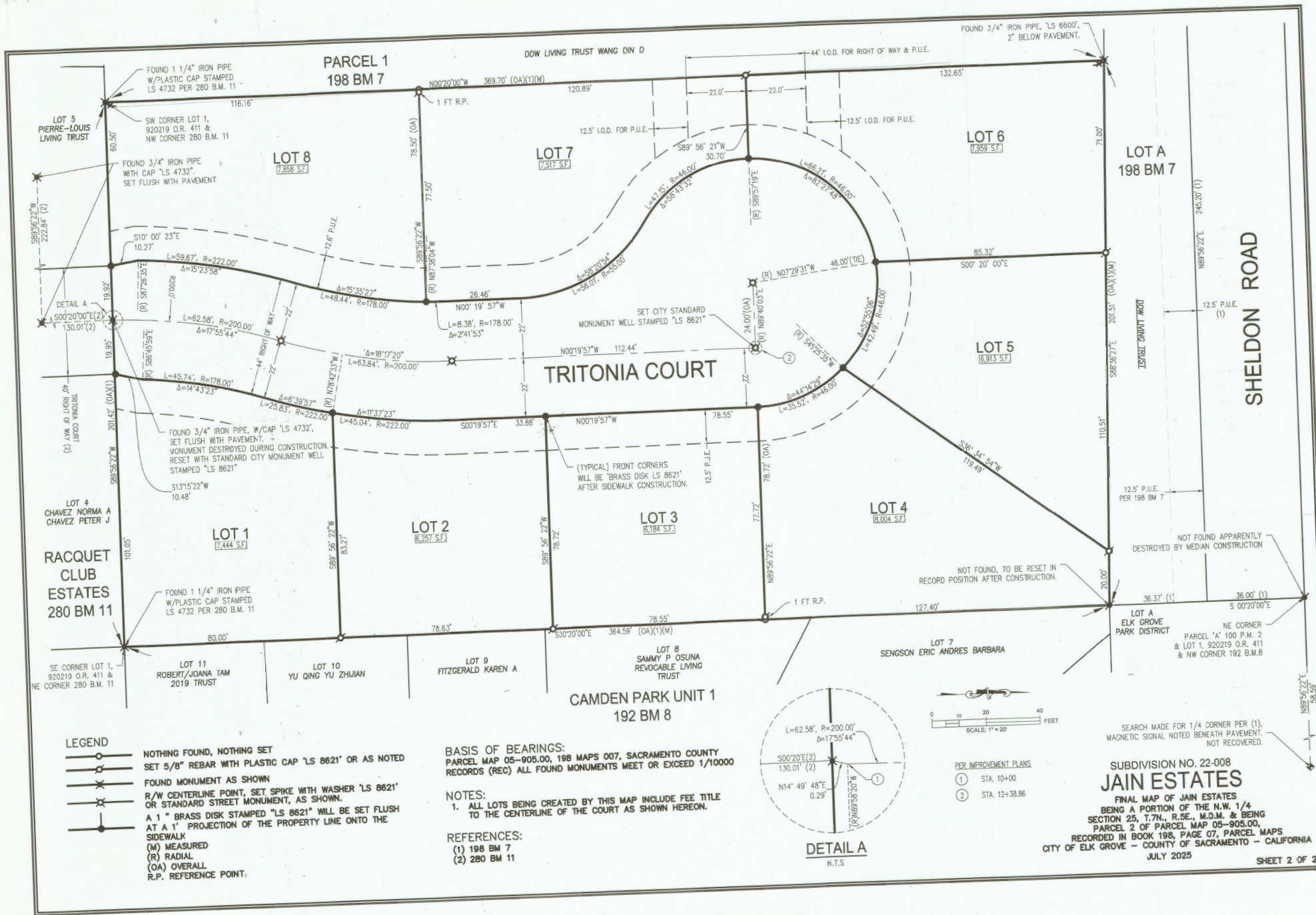
RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025 AT _____ M IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF COMPASS CONSULTING, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDED IN BOOK _____ DOCUMENT NO.: _____
RECORDED IN SACRAMENTO COUNTY
STATE OF CALIFORNIA

BY: _____ DEPUTY FEE: \$ _____

SUBDIVISION NO. 22-008
JAIN ESTATES
FINAL MAP OF JAIN ESTATES
BEING A PORTION OF THE N.W. 1/4
SECTION 25, T.7N., R.5E., M.D.M. & BEING
PARCEL 2 OF PARCEL MAP 05-905.00,
RECORDED IN BOOK 198, PAGE 07, PARCEL MAPS
CITY OF ELK GROVE - COUNTY OF SACRAMENTO - CALIFORNIA
JULY 2025



LOT 5
PIERRE-LOUIS
LIVING TRUST

LOT 8
7,858 S.F.

LOT 7
7,517 S.F.

LOT 6
7,959 S.F.

LOT A
198 BM 7

LOT 4
CHAVEZ NORMA A
CHAVEZ PETER J

RACQUET
CLUB
ESTATES
280 BM 11

LOT 1
7,444 S.F.

LOT 2
6,257 S.F.

LOT 3
6,184 S.F.

LOT 4
6,004 S.F.

CAMDEN PARK UNIT 1
192 BM 8

LOT 7
SENGSON ERIC ANDRES BARBARA

NOT FOUND APPARENTLY
DESTROYED BY MEDIAN CONSTRUCTION

NOT FOUND, TO BE RESET IN
RECORD POSITION AFTER CONSTRUCTION.

LOT A
ELK GROVE
PARK DISTRICT

NE CORNER
PARCEL 'A' 100 P.M. 2
& LOT 1: 920219 O.R. 411
& NW CORNER 192 B.M.8

LEGEND

- NOTHING FOUND, NOTHING SET
- SET 5/8" REBAR WITH PLASTIC CAP 'LS 8621' OR AS NOTED
- ⊗ FOUND MONUMENT AS SHOWN
- ⊗ R/W CENTERLINE POINT, SET SPIKE WITH WASHER 'LS 8621' OR STANDARD STREET MONUMENT, AS SHOWN.
- ⊗ A 1" BRASS DISK STAMPED "LS 8621" WILL BE SET FLUSH AT A 1" PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK
- (M) MEASURED
- (R) RADIAL
- (OA) OVERALL
- R.P. REFERENCE POINT

BASIS OF BEARINGS:

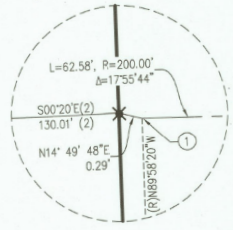
PARCEL 05-905.00, 198 MAPS 007, SACRAMENTO COUNTY RECORDS (REC) ALL FOUND MONUMENTS MEET OR EXCEED 1/10000

NOTES:

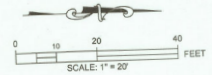
1. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE COURT AS SHOWN HEREON.

REFERENCES:

- (1) 198 BM 7
- (2) 280 BM 11



DETAIL A
N.T.S.



- PER IMPROVEMENT PLANS
- 1 STA. 10+00
 - 2 STA. 12+38.86

SEARCH MADE FOR 1/4 CORNER PER (1), MAGNETIC SIGNAL NOTED BENEATH PAVEMENT, NOT RECOVERED.

SUBDIVISION NO. 22-008
JAIN ESTATES

FINAL MAP OF JAIN ESTATES
BEING A PORTION OF THE N.W. 1/4 SECTION 25, T.7N., R.5E., M.D.M. & BEING PARCEL 2 OF PARCEL MAP 05-905.00, RECORDED IN BOOK 198, PAGE 07, PARCEL MAPS CITY OF ELK GROVE - COUNTY OF SACRAMENTO - CALIFORNIA

JULY 2025

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2025-227

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 December 10, 2025 by the following vote:

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

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California