

RESOLUTION NO. 2019-

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ROCKLIN
APPROVING A LOT LINE ADJUSTMENT
FOR THE TRANSFER OF CITY OWNED PROPERTY AT
THE WHITNEY RANCH PHASE II-E UNIT 52A (SD-2006-07)
CITY LANDSCAPE LOT B (APN: 372-140-030-000) AND
RESIDENTIAL LOT 31 (APN: 372-140-016-000)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin accepted ownership of Landscape Lot B, pursuant to Dedication in Fee on the Final Map of Whitney Ranch Phase II-E Unit 52A, recorded in Book EE of Maps, Page 18, on July 20, 2018, and Resolution No. 2019-16 of the City Council of the City of Rocklin accepting the public work, and approving the Notice of Completion recorded in Document number DOC 2019-0004627-00 on January 25, 2019.

Section 2. The City Council of the City of Rocklin hereby determines, pursuant to Government Code section 66477.5, that an approximately 140 square foot portion of Lot B which was dedicated to the City as a condition of approval for Whitney Ranch Phase II-E Unit 52A by Sunset Ranchos Investors, LLC, is no longer required for landscaping purposes, and must be reconveyed to the original subdivider or its successor-in-interest, The New Home Company Northern California LLC.

Section 3. The City Council of the City of Rocklin hereby approves and directs the City Manager to execute a lot line adjustment between the City of Rocklin and The New Home Company Northern California LLC, a Delaware limited liability company, for the transfer of property consisting of approximately 140 square feet of City property, the grant deed(s) and all other necessary and related documents required to complete the lot line adjustment and transfer the property.

Section 4. The City Clerk is hereby authorized and directed to record, or have recorded, the deed, the lot line adjustment, and all other related documents necessary to effectuate the transfer of the subject property from the City of Rocklin to New Home Company Northern California LLC, a Delaware limited liability company, in the Office of the Placer County Recorder when fully executed and notarized.

PASSED AND ADOPTED this 9th day of July, 2019, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Joe Patterson, Mayor

ATTEST:

Mona Forster, City Clerk

Recording Requested by
and Return to:

City Clerk
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

APPROVAL OF LOT LINE ADJUSTMENT
LOT LINE ADJUSTMENT
CITY OF ROCKLIN

Date: _____

Placer County Recorder:

This letter is to certify that the attached lot line adjustment for Assessor's Parcel No.(s)
372-140-016-000 and 372-140-030-000

Located in the Northwest Quarter of Section 1, T11N, R6E, M.D.M., as submitted by
CenterPoint Engineering Inc. has been reviewed by the City of Rocklin and found to be
in conformance with all existing City codes. This lot line adjustment is a waiver of the
Parcel Map requirement, as per Section 66412(d) of the Subdivision Map Act, and
action pursuant to Section 16.12.050 of the Subdivision Ordinance of the City of
Rocklin.

CITY OF ROCKLIN

By: _____

Larry M. Wing, City Surveyor
RCE 29836, Expires 03/31/21

File: LLA Number: LLA2019-0002

Owner: The New Home Company Northern California LLC	Owner: City of Rocklin
MAILING ADDRESS: 2200 Douglas Blvd. Ste. 240 Roseville, CA 95661	MAILING ADDRESS: 3970 Rocklin Rd. Rocklin, CA 95677

Attachment: Owner Consent Form
legal\engineering\reimbursement\lot line adjustment 071513

[ACKNOWLEDGEMENT FORM]

**LINE ADJUSTMENT
OWNER'S CONSENT FORM**

This lot line adjustment affects the following Assessor's Parcels:

A.P. # 372-140-016-000 and 372-140-030-000

The undersigned as "Record Title Ownership" of the Assessor's Parcels, do hereby consent to the lot line adjustment as approved on _____.

Owner A.P. #	<u>372-140-016-000</u>
---------------------	------------------------

The New Home Company Northern California LLC, a Delaware limited liability company

(Name of Record Title Ownerships)

By: _____

(Signature)

(Type Name)

(Type Title)

By: _____

(Signature)

(Type Name)

(Type Title)

Approved for Recording at Placer County:

<i>Approved By</i>

<i>Date</i>

[ACKNOWLEDGEMENT FORM]

**LINE ADJUSTMENT
OWNER'S CONSENT FORM**

This lot line adjustment affects the following Assessor's Parcels:

A.P. # 372-140-016-000 and 372-140-030-000

The undersigned as "Record Title Ownership" of the Assessor's Parcels, do hereby consent to the lot line adjustment as approved on _____.

Owner A.P. #	<u>372-140-030-000</u>
---------------------	------------------------

City of Rocklin

(Name of Record Title Ownerships)

By: _____

(Signature)

Steven Rudolph

(Type Name)

City Manager

(Type Title)

Approved for Recording at Placer County:

Approved By

Date

[ACKNOWLEDGEMENT FORM]

RECORDING REQUESTED BY

City of Rocklin

AND WHEN RECORDED MAIL DOCUMENT TO:

The New Home Company Northern CA LLC
2200 Douglas Blvd. Ste. 240
Roseville, CA 95661

Space Above This Line for Recorder's Use Only

The purpose of this Grant Deed is to perfect title and implement Lot Line Adjustment LLA2019-0002, approved by the City of Rocklin, recorded concurrently herewith.

APN's: 372-140-016-000 and 372-140-030-000

File No.:

**GRANT DEED
(Resultant Lot 31)**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$00.00; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$

- computed on the consideration or full value of property conveyed, OR NO TAX DUE, DONE TO COMPLETE A BOUNDARY LINE ADJUSTMENT
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of **Rocklin**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **The City of Rocklin**, hereby grants to **The New Home Company Northern California LLC, a Delaware limited liability company**, the following described property in the City of **Rocklin**, County of **Placer**, State of **California**, more particularly described in **EXHIBIT "A" AND EXHIBIT "B", ATTACHED HERETO, ARE MADE A PART HEREOF.**

City of Rocklin

(Name of Record Title Ownerships)

By: _____
(Signature)

Steven Rudolph _____
(Type Name)

City Manager _____
(Type Title)

[ACKNOWLEDGEMENT FORM]

EXHIBIT "A"
Resultant Lot 31

Lot 31 as shown on the "Final Map of Whitney Ranch Phase II-E Unit 52A", filed in the office of the Recorder of Placer County in Book EE of Maps, at Page 18 being located in the Northwest Quarter of Section 1, Township 11 North, Range 6 East, M.D.M., in the City of Rocklin, County of Placer, State of California.

Together With the portion of Lot B as shown on said "Final Map of Whitney Ranch Phase II-E Unit 52A" described as follows:

Beginning at the West corner of said Lot B; thence from said Point of Beginning, North $81^{\circ}15'22''$ East 36.80 feet to a point that is 2.00 feet, at right angles, from the Southwest line of said Lot B;

Thence, parallel to said Southwest line South $51^{\circ}32'29''$ East 57.50 feet to a point on the Southeast line of said Lot B;

Thence, along the Southeast and Southwest lines of said Lot B the following Three (3) courses:

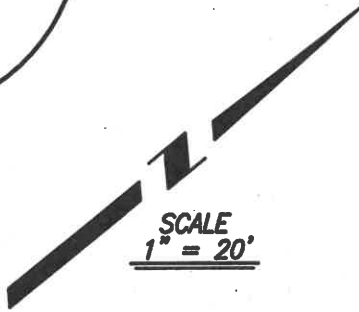
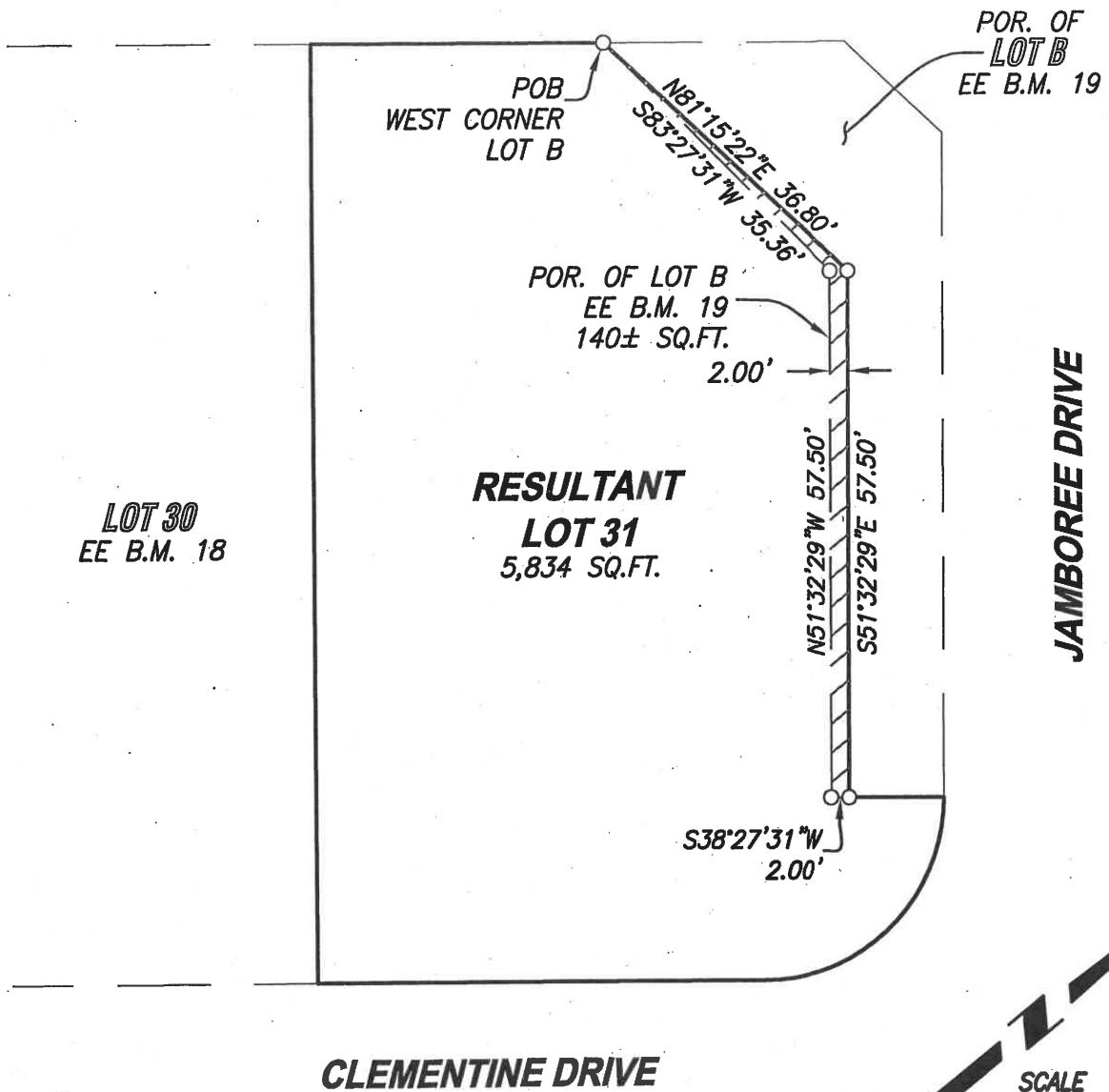
- 1) South $38^{\circ}27'31''$ West 2.00 feet,
- 2) North $51^{\circ}32'29''$ West 57.50 feet,
- 3) South $83^{\circ}27'31''$ West 35.36 feet to the Point of Beginning.

Resultant Lot 31 contains 5,834 square feet, more or less.



EXHIBIT "B"

WHITNEY RANCH PARKWAY



LOT 30
EE B.M. 18

**RESULTANT
LOT 31**
5,834 SQ.FT.

JAMBOREE DRIVE

CLEMENTINE DRIVE

POR. OF
LOT B
EE B.M. 19

POB
WEST CORNER
LOT B

POR. OF LOT B
EE B.M. 19
140± SQ.FT.

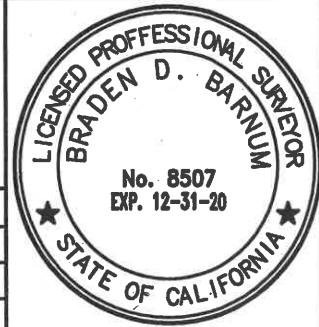
S38°27'31"W
2.00'

N51°32'29"W 57.50'
S51°32'29"E 57.50'

N81°15'22"E 36.80'
S83°27'31"W 35.36'

2.00'

RESULTANT LOT 31
LOT 31 & A PORTION OF LOT B, EE B.M. 18
SECTION 1, T.11N., R.6E.
CITY OF ROCKLIN, PLACER COUNTY, CALIFORNIA



CenterPoint Engineering, Inc.

Civil Engineering & Land Surveying
1217 Pleasant Grove Blvd, Suite 130 • Roseville, CA • 95678
Phone: 916-773-4006 Fax: 916-773-4498



DRAWN BY: BB
CHECKED BY: MH
SHEET: 1 OF 1
DATE: 03-12-19

RECORDING REQUESTED BY

City of Rocklin

AND WHEN RECORDED MAIL DOCUMENT TO:

City of Rocklin
Attn: City Clerk
3970 Rocklin Rd.
Rocklin CA 95677

Space Above This Line for Recorder's Use Only

The purpose of this Grant Deed is to perfect title and implement Lot Line Adjustment LLA2019-0002, approved by the City of Rocklin, recorded concurrently herewith.

APNs: 372-140-016-000 and 372-140-030-000

File No.:

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(Resultant Lot B)**

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SURVEY MONUMENT FEE \$

- computed on the consideration or full value of property conveyed, OR NO TAX DUE, DONE TO COMPLETE A BOUNDARY LINE ADJUSTMENT
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City of Rocklin

(Name of Record Title Ownerships)

By: _____
(Signature)

Steven Rudolph _____
(Type Name)

City Manager _____
(Type Title)

[ACKNOWLEDGEMENT FORM]

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Resultant Lot B

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Excepting Therefrom the portion of said Lot B described as follows:

Beginning at the West corner of said Lot B; thence from said Point of Beginning, North $81^{\circ}15'22''$ East 36.80 feet to a point that is 2.00 feet, at right angles, from the Southwest line of said Lot B;

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- 1) South $38^{\circ}27'31''$ West 2.00 feet,
- 2) North $51^{\circ}32'29''$ West 57.50 feet,
- 3) South $83^{\circ}27'31''$ West 35.36 feet to the Point of Beginning.

Resultant Lot B contains 1,150 square feet, more or less.



EXHIBIT "B"

WHITNEY RANCH PARKWAY

RESULTANT

LOT B

1,150 SQ.FT.

POB
WEST CORNER
LOT B

EXCEPTION TO LOT B
140± SQ.FT.

LOT 30
EE B.M. 18

LOT 31
EE B.M. 18

JAMBOREE DRIVE

CLEMENTINE DRIVE

N81°15'22"E 36.80'
S83°27'31"W 35.36'

2.00'

N51°32'29"W 57.50'
S51°32'29"E 57.50'

S38°27'31"W
2.00'

SCALE
1" = 20'

RESULTANT LOT B
A PORTION OF LOT B, EE B.M. 18
SECTION 1, T.11N., R.6E.
CITY OF ROCKLIN, PLACER COUNTY, CALIFORNIA



CenterPoint Engineering, Inc.

Civil Engineering & Land Surveying

1217 Pleasant Grove Blvd. Suite 130 • Roseville, CA • 95678
Phone: 916-773-4006 Fax: 916-773-4498



DRAWN BY: BB

CHECKED BY: MH

SHEET: 1 OF 1

DATE: 03-12-19