



EagleTail, Paula <paula.eagletail@bia.gov>

Fwd: [EXTERNAL] Wilton Rancheria - Proposed Easement Schematics

1 message

Yearyean, Kimberly <kimberly.yearyean@bia.gov>
To: Paula EagleTail <paula.eagletail@bia.gov>

Thu, Nov 15, 2018 at 4:07 PM

[heres the other one](#)

Kimberly Yearyean, Realty Officer
Central California Agency
Bureau of Indian Affairs
o. (916) 930-3748
c. (916) 224-3498
f. (916) 930-3780

To view our webpage click above on "Realty Officer" to go to Real Estate Services or click above on "Central California Agency" to go to the Agency page.

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From: Yearyean, Kimberly <kimberly.yearyean@bia.gov>
Date: Thu, Oct 11, 2018 at 10:46 AM
Subject: Fwd: [EXTERNAL] Wilton Rancheria - Proposed Easement Schematics
To: Eddie Dominguez <eddie.dominguez@bia.gov>

i hadn't gotten a chance to let you know this was coming ... its all preliminary review, so any input you have would be appreciated.

thanks,
Kim

Kimberly Yearyean, Realty Officer

Central California Agency**Bureau of Indian Affairs**

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From: **Sjoberg, Frances** <FSjoberg@lrrc.com>

Date: Thu, Oct 11, 2018 at 10:45 AM

Subject: [EXTERNAL] Wilton Rancheria - Proposed Easement Schematics

To: Yearyea, Kimberly <kimberly.yearyea@bia.gov>, eddie.dominguez@bia.gov
<eddie.dominguez@bia.gov>

Cc: Short, Heidi <HShort@lrrc.com>, Raymond Hitchcock <rhitchcock@wiltonrancheria-nsn.gov>

Good Morning Kim and Eddie –

As a follow up to my conversation with Kim this morning, I am sending the attached schematics showing proposed rights of way across Wilton Rancheria's Elk Grove trust land. We are still finalizing the draft agreements to comply with Part 169 requirements before negotiating with the utility companies (water and sewer), City of Elk Grove (drainage) and Elk Grove Town Center, L.P. (private landowner for neighboring property). I am hoping that Eddie could review and let us know if he has any preliminary questions from an environmental review standpoint.

These will be new easement agreements on the Tribe's brownfields property, except that the agreement with the City of Elk Grove will likely be an amended and restated drainage easement agreement. The existing agreement with the City is also attached, fyi.

With respect to the water and sewer easements, there had been prior water and sewer agreements recorded against the property, but it appears they were abandoned before the land was taken into trust for the Tribe. Those prior agreements are included in the Old Republic Title Policy Schedule B exceptions that the BIA has on hand from the fee-to-trust acquisition. We can also email them to you if that would be helpful.

I am copying Chairman Hitchcock, and also my real estate colleague Heidi Short, who is helping us out with the easement agreements.

Thanks in advance for your preliminary review and thoughts.

All best,

Frances

Frances Sjoberg

Associate

602.262.5718 office

602.341.8099 cell

fsjoberg@lrrc.com

Lewis Roca
ROTHGERBER CHRISTIE

Lewis Roca Rothgerber Christie LLP




201 East Washington Street, Suite 1200

Phoenix, Arizona 85004-2595

lrrc.com

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3 attachments

-  **20151030-OR-0571-DRAINAGE-ESMT.pdf**
270K
-  **2018.10.03 - EXH-UTIL-ESMT-ONLY.pdf**
202K
-  **2018.10.03 EXH-UTIL-ESMT.pdf**
318K

NO FEE DOCUMENT
Government Code §6103
RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CITY OF ELK GROVE
8401 Laguna Palms Way
Elk Grove, CA 95758
Attn: City Clerk

Project Name: Lent Ranch Marketplace
Project Number: EG-00.038.00
A.P.N. 134-1010-001


Sacramento County Recorder
Donna Allred, Clerk/Recorder
BOOK **20151030** PAGE **0571**
Friday, OCT 30, 2015 10:28:25 AM
Ttl Pd \$0.00 Rcpt # 0008548258
ARR/26/1-8

EXEMPT 11922

DRAINAGE EASEMENT

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged,

Elk Grove Town Center, L.P., a Delaware Limited Partnership

hereby grants to the **CITY OF ELK GROVE**, a municipality of the County of Sacramento, State of California, a right of way and drainage EASEMENT for the purpose of digging, constructing, reconstructing, repairing, and forever maintaining thereon a drainage pipeline for drainage purposes, together the spoil banks and appurtenant structures thereof, over and across that certain real property in the City of Elk Grove, County of Sacramento, State of California, described as follows:

See Exhibit A, legal description, and Exhibits "B-1" and "B-2", plat to accompany legal description, attached hereto and made a part hereof.

Together with the perpetual right and privilege of flowing water in, through, and along said canal, ditch or pipeline in such amounts and at such times as Grantee shall deem necessary, and the right of ingress and egress from said property, for the purpose of exercising and performing all of the rights and privileges herein granted.

Executed this 8th day of September, 2015.

GRANTORS: **Elk Grove Town Center, L.P., a Delaware Limited Partnership.**

By: 

(print name) Peter F Riley

By: _____

(print name) _____

ACKNOWLEDGMENT

State of Texas)
) ss.
County of Dallas)

On September 8, 2015, before me Elizabeth Bowen,
personally appeared Peter F. Rivey, who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he/she executed the same in his/her authorized capacity, and that by
his/her signature on the instrument the person, or the entity upon behalf of which the person
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)

EXHIBIT A
DESCRIPTION OF
DRAINAGE EASEMENT

All that certain real property situate in a portion of the Northeast One-Quarter of Section 13 and the Southeast One-Quarter of Section 12, all in Township 6 North, Range 5 East, Mount Diablo Meridian, and in a portion the Southwest One-Quarter of Section 7 and Northwest One-Quarter of Section 18, all in Township 6 North, Range 6 East, Mount Diablo Meridian, City of Elk Grove, County of Sacramento, State of California, and being further described as a portion Lot A as shown on that certain final map entitled "Lent Ranch Marketplace" filed for record in Book 372 of Maps, at Page 27, Sacramento County Records, and being further described as follows:

A strip of land, thirty feet (30') in width, measured radially and/or at right angles, being 15.00 feet on each side of the following described centerline:

Beginning at a point on the easterly line of said Lot A, from which a found three-quarter inch (3/4") iron pipe with plug stamped L.S. 7944 marking the Northeast corner of said Lot A, bears North 37°55'18" West a distance of 1191.53 feet; thence from said **POINT OF BEGINNING**, leaving said Easterly line of Lot A for the following seventeen (17) arcs, courses and distances:

1. North 87°00'59" West a distance of 174.11 feet;
2. North 38°29'59" West a distance of 372.00 feet;
3. North 14°45'52" West a distance of 87.12 feet;
4. North 38°29'59" West a distance of 299.44 feet;
5. North 15°06'56" West a distance of 225.48 feet to a point of curvature;
6. from a radial line which bears North 40°50'35" East, 169.35 feet along the arc of a non-tangent 357.00 foot radius curve to the left through a central angle of 27°10'46";
7. North 76°20'11" West a distance of 12.19 feet to a point of curvature;
8. 348.58 feet along the arc of a tangent 894.00 foot radius curve to the left through a central angle of 22°20'24";
9. South 81°19'25" West a distance of 19.83 feet to a point of curvature;
10. 457.69 feet along the arc of a tangent 993.00 foot radius curve to the left through a central angle of 26°24'31";
11. South 08°11'39" East a distance of 122.40 feet;
12. South 07°24'57" East a distance of 175.00 feet
13. South 82°35'03" West a distance of 179.77 feet;
14. South 79°20'12" West a distance of 88.26 feet;
15. South 03°35'47" East a distance of 188.13 feet;
16. from a radial line which bears North 78°45'17" East, 209.51 feet along the arc of a non-tangent 5119.00 foot radius curve to the right through a central angle of 02°20'42" to a cusp of a curve;
17. from a radial line which bears North 04°53'03" East, 107.98 feet along the arc of a non-tangent 500.00 foot radius curve to the left through a central angle of 12°22'25"; and
18. South 82°30'38" West a distance of 49.42 feet to the point of terminus on the Westerly of said Lot A.

The sidelines of said strip shall be extended or shortened as necessary as to terminate radially and/or at right angles at angle points.

The sidelines of said strip shall be extended or shortened as to terminate at the Easterly and Westerly lines of said Lot A.

See Exhibits "B-1" and "B-2", plats to accompany description, attached hereto and made a part hereof.

The **Basis of Bearings** for this description is identical to said final map and is the California State Plane Coordinate System, Zone 2, NAD'83, Epoch Date 1997.30, as measured between NGS Station "Eschinger," 1st order, and NGS station "Keller," 1st order. Said bearing is North 20°56'36" West. Distances shown are ground based.

May 27, 2015

END OF DESCRIPTION



PREPARED BY WOOD RODGERS, INC
SACRAMENTO, CALIFORNIA

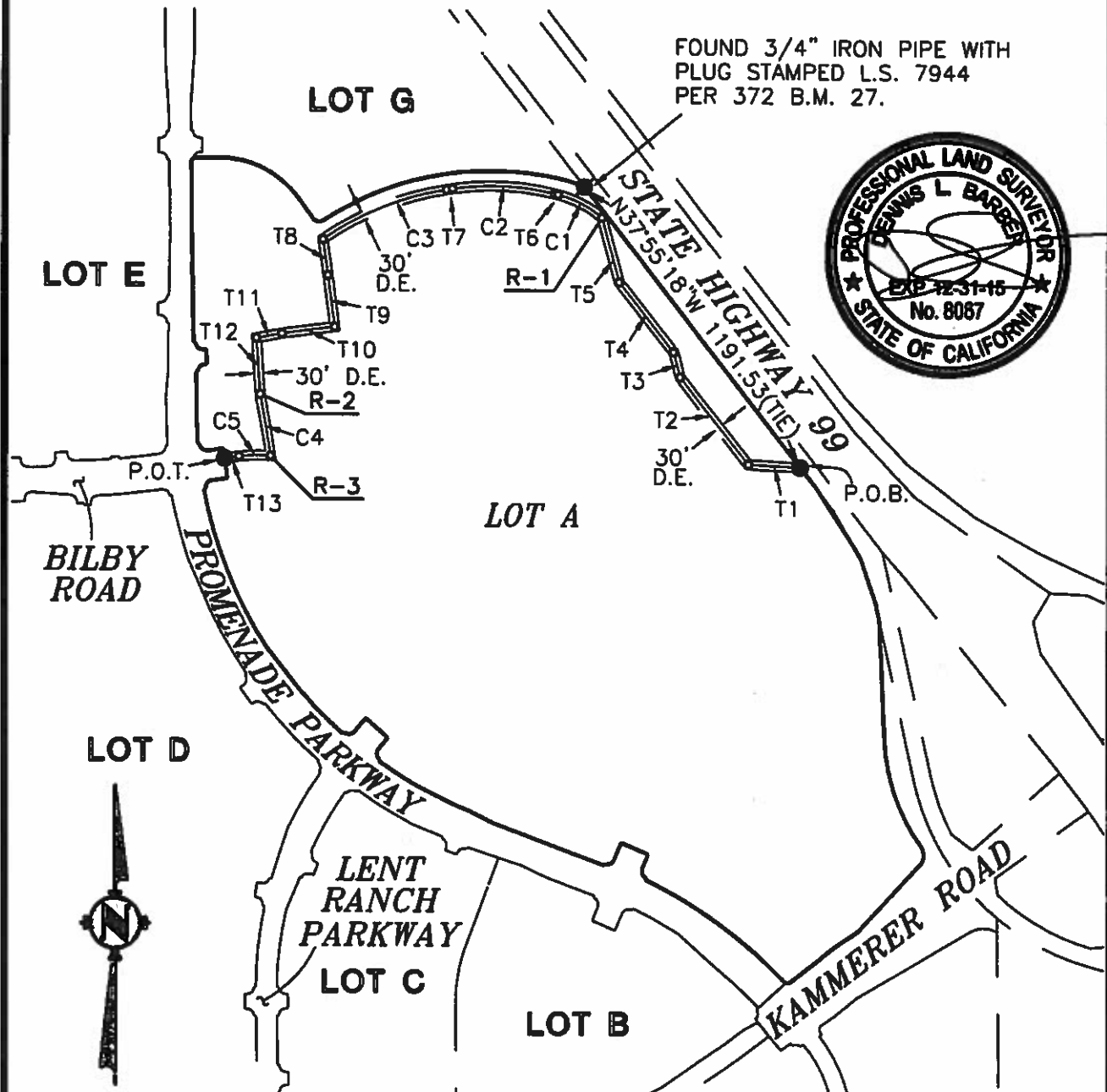
EXHIBIT "B-1"

PLAT TO ACCOMPANY
DESCRIPTION
SEE DESCRIPTION FOR
COURSE INFORMATION

**ELK GROVE PROMENADE
DRAINAGE EASEMENT
LOT A - 372 B.M. 27**

CITY OF ELK GROVE
COUNTY OF SACRAMENTO STATE OF CALIFORNIA

FOUND 3/4" IRON PIPE WITH
PLUG STAMPED L.S. 7944
PER 372 B.M. 27.



SCALE: 1"=500'

LEGEND:

- D.E. DRAINAGE EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS

WOOD RODGERS
DEVELOPING • INNOVATIVE • DESIGN • SOLUTIONS

3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767
MAY 27, 2015 1610.031 SHEET 1 OF 2

EXHIBIT "B-2"PLAT TO ACCOMPANY
DESCRIPTIONELK GROVE PROMENADE
DRAINAGE EASEMENT
LOT A - 372 B.M. 27CITY OF ELK GROVE
COUNTY OF SACRAMENTO STATE OF CALIFORNIA**LINE TABLE**

#	BEARING	DISTANCE
T1	N87°00'59"W	174.11'
T2	N38°29'59"W	372.00'
T3	N14°45'52"W	87.12'
T4	N38°29'59"W	299.44'
T5	N15°06'56"W	225.48'
T6	N76°20'11"W	12.19'
T7	S81°19'25"W	19.83'
T8	S08°11'39"E	122.40'
T9	S07°24'57"E	175.00'
T10	S82°35'03"W	179.77'
T11	S79°20'12"W	88.26'
T12	S03°35'47"E	188.13'
T13	S82°30'38"W	49.42'

**CURVE TABLE**

#	RADIUS	DELTA	LENGTH
C1	357'	27°10'46"	169.35'
C2	894'	22°20'24"	348.58'
C3	993'	26°24'31"	457.69'
C4	5119'	02°20'42"	209.51'
C5	500'	12°22'25"	107.98'

RADIAL BEARING TABLE

#	BEARING	RADIUS
R-1	N40°50'35"E	357'
R-2	N78°45'17"E	5119'
R-3	N04°53'03"E	500'

**WOOD RODGERS**
DEVELOPING - INNOVATIVE - DESIGN - SOLUTIONS3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

MAY 27, 2015 1610.031 SHEET 2 OF 2

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed to the City of Elk Grove, a Municipal Corporation, by the within instrument, the provisions of which are incorporated by this reference as though fully set forth in this Certification, is hereby accepted by the undersigned officer(s) on behalf of the City pursuant to authority conferred by the Elk Grove City Council Resolution No. 2015-052 adopted on March 25th, 2015 and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: 10/20/15

By:



Richard W. Shepard, City Engineer

OR

Dated: _____

By:

Laura S. Gill, City Manager

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 10-20-15 before me, Julie Jedlowski-Hord, notary public,

Date Here Insert Name and Title of the Officer

personally appeared Richard W. Shepard
Name(s) of Signer(s)

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.



Signature Julie Jedlowski-Hord
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

EXHIBIT FOR
UTILITY EASEMENTS
 WILTON RANCHERIA HOTEL CASINO
 ELK GROVE, CALIFORNIA
 OCTOBER 2, 2012

LEGEND	
---	EXISTING
---	PROPOSED
---	EASEMENT



WOOD RODGERS
 ARCHITECTURAL & ENGINEERING
 1000 S. MAIN ST., SUITE 200
 SACRAMENTO, CA 95810 TEL: 916.341.1787

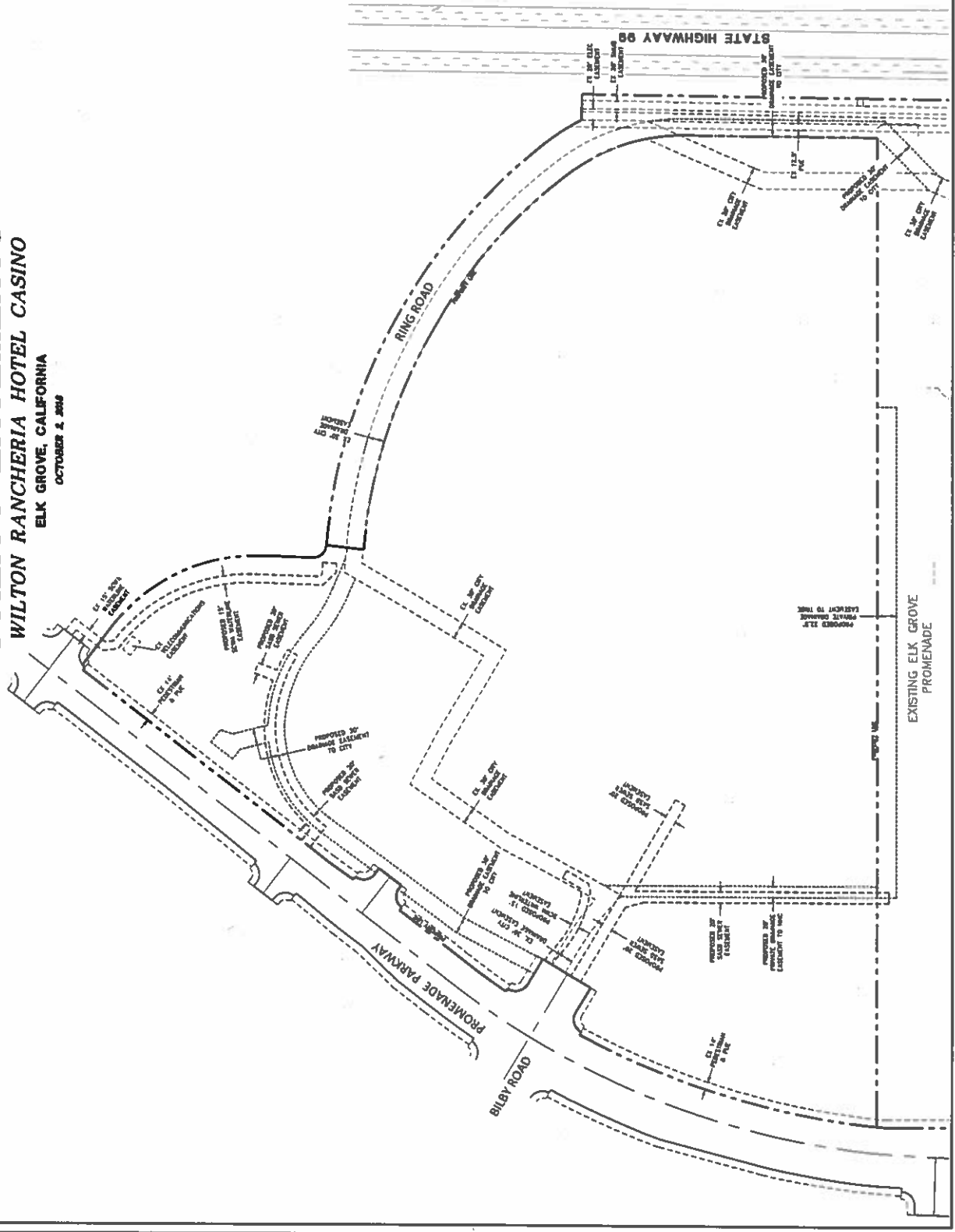
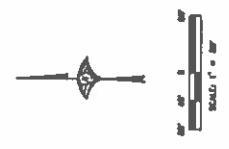
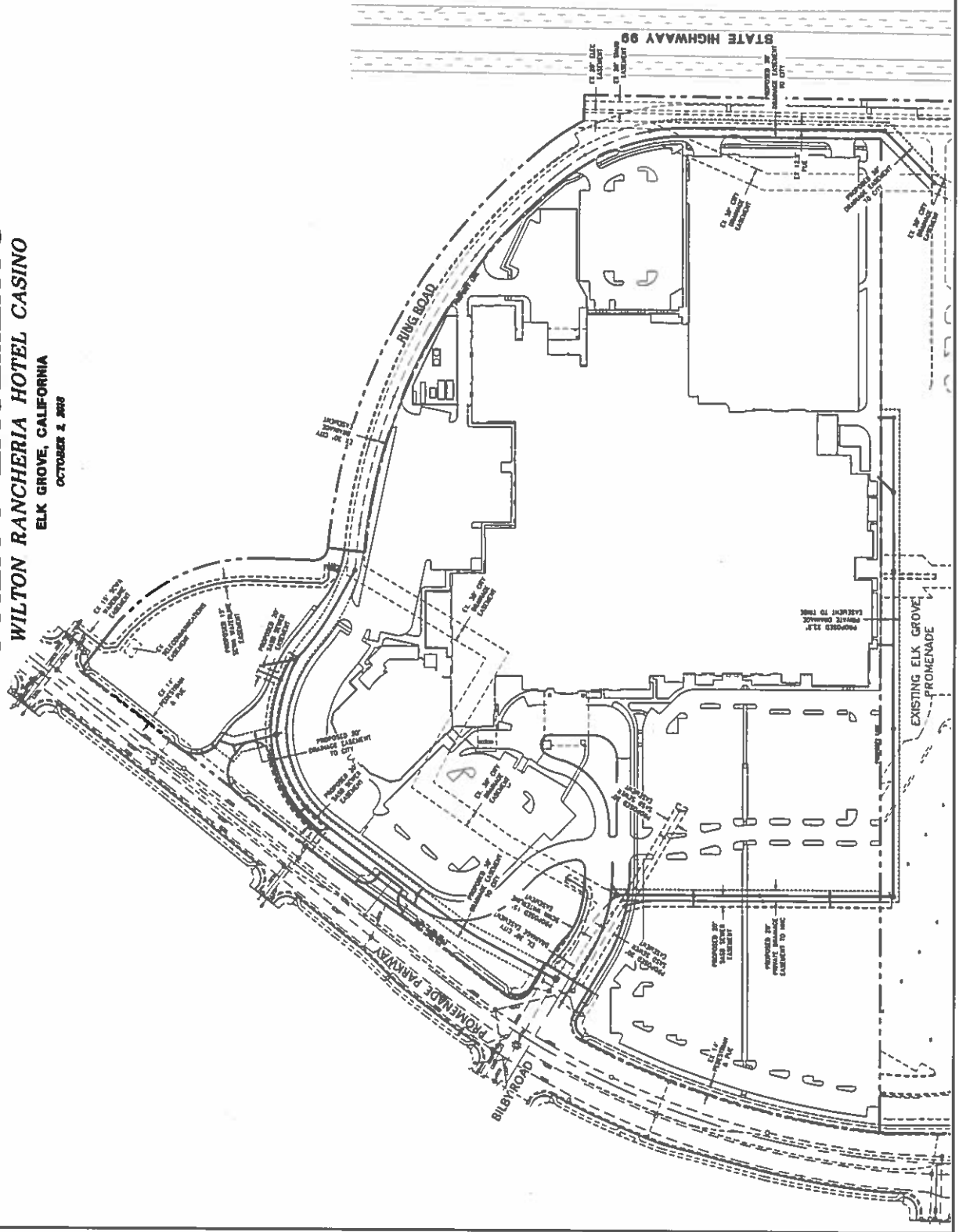


EXHIBIT FOR
UTILITY EASEMENTS
 WILTON RANCHERIA HOTEL CASINO
 ELK GROVE, CALIFORNIA
 OCTOBER 2, 2002

LEGEND	
-----	EXISTING
-----	PROPOSED
-----	LABORATORY



WOOD ROBBERS
 3301 E. St. Blvd. (D28)
 Sacramento, CA 95810
 Tel: 916 341 7100
 Fax: 916 341 7287





EagleTail, Paula <paula.eagletail@bia.gov>

Fwd: [EXTERNAL] Wilton Rancheria - Proposed Easement Schematics

1 message

Yearyean, Kimberly <kimberly.yearyean@bia.gov>
To: Paula EagleTail <paula.eagletail@bia.gov>

Thu, Nov 15, 2018 at 4:07 PM

[there are 2 ... here's the drainage easement](#)

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Associate

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