

Meeting Date: 9/6/2016

Report Type: Information

Report ID: 2016-00941

Title: Notification of Final Map Approval for The Creamery - Phase 2 (P13-043)

Location: District 4

Recommendation: Receive and file.

Contact: Jerry Lovato, Program Analyst, (916) 808-7918, Department of Public Works

Presenter: None

Department: Public Works Department

Division: Development Engineering

Dept ID: 15001151

Attachments:

1-Memo to City Clerk re The Creamery Map Notice

2-The Creamery Phase 2 Final Map

August 24, 2016

MEMORANDUM

TO: Shirley Concolino, City Clerk

FROM: Faith Recio, City Surveyor, City Manager's Designee

SUBJECT: Notification of "Final Map Approval" in City Council Agenda

In accordance with Section 16.28.110 of the Sacramento City Code, this notice is from the City Manager's designee pending decision for the following Final Map:

Subdivision Name: The Creamery – Phase 2
Project No.: P13-043
Location: Area bounded by 10th Street, 11th Street, D Street and Southern Pacific Railroad

Council District: 4
Community Plan: Central City Plan
Developer: Blackpine City Flats, LLC, a Delaware Limited Liability Company

No. of Lots: 52
Type: Residential
Proposed Decision: Approve

Contact Person: Jerry Lovato, Program Analyst, Phone: 808-7918

This notice is to be included in the City Council Agenda for September 6, 2016.

BENEFICIARY'S STATEMENT

FARMERS AND MERCHANTS BANK OF LONG BEACH, A CALIFORNIA CORPORATION, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED MAY 23, 2016, IN BOOK 20160523 AT PAGE 1060, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

FARMERS AND MERCHANTS BANK OF LONG BEACH,
A CALIFORNIA CORPORATION

BY: _____

NAME: CELESTE GLADYCH
TITLE: SENIOR VICE PRESIDENT

**FINAL MAP
THE CREAMERY - PHASE 2**

SUBDIVISION NO. P13-043

SHOWING A MERGER AND RE-SUBDIVISION OF LOTS 41, 42 AND 43 AS SHOWN ON THE MAP FILED IN BOOK 390 OF MAPS AT PAGE 1, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA
IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

AUGUST, 2016
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NOTARY 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 _____

COUNTY OF _____

ON _____ BEFORE ME, _____, NOTARY PUBLIC,

PERSONALLY APPEARED _____, 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

SIGNATURE: _____

NAME: _____

MY COMMISSION NO. IS _____

MY COMMISSION EXPIRES: _____

PRINCIPAL COUNTY OF BUSINESS: _____



Michael Dequine and Associates, Inc.
2295 Gateway Oaks Drive, Suite 140
Sacramento, CA 95833
Phone: (916) 923-5820
Fax: (916) 923-1626

FINAL MAP THE CREAMERY - PHASE 2

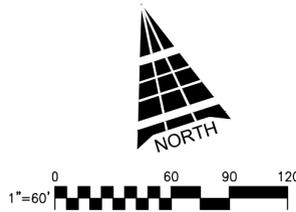
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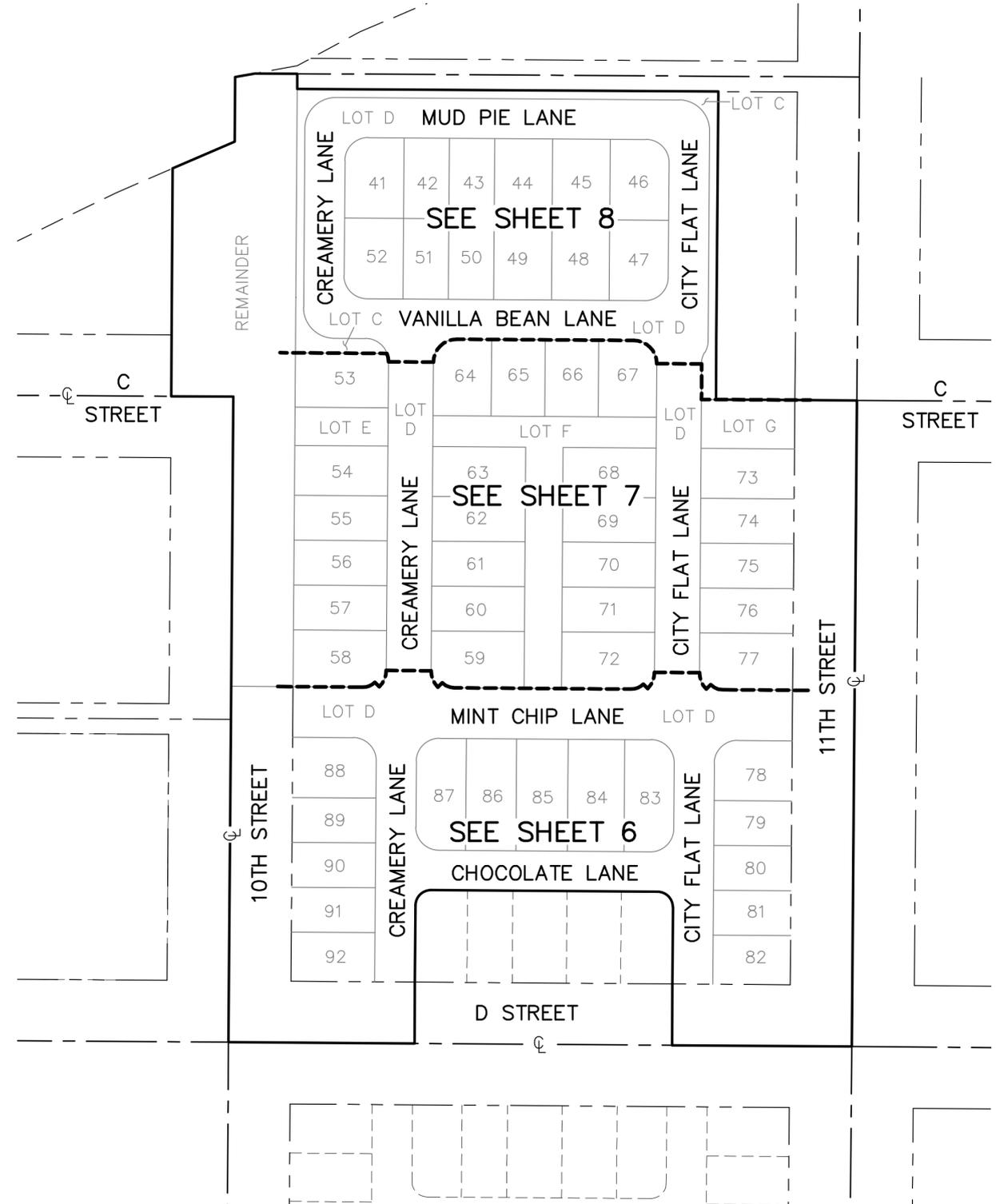


NOTES

1. ALL DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET AND DECIMAL FRACTIONS THEREOF.
2. THE SUM OF THE PARTS OF A LINE MAY NOT BE EQUAL TO THE WHOLE LENGTH DUE TO ROUNDING OF DECIMALS.
3. THIS SUBDIVISION IS A MERGER AND RESUBDIVISION OF LOT 41, LOT 42, AND LOT 43 AS SHOWN ON THE MAP FILED IN BOOK 390 OF MAPS AT PAGE 1, RECORDS OF SACRAMENTO COUNTY, AND CONTAINS 4.354 ACRES, NET OF PUBLIC ROADWAYS, AND INCLUDES 52 RESIDENTIAL LOTS, 5 LETTERED LOTS, AND A REMAINDER.
4. LOT D WILL BE A PRIVATE ROAD AND EMERGENCY ACCESS EASEMENT AND IS CURRENTLY A PUBLIC UTILITY EASEMENT AND POSTAL EASEMENT AS SHOWN PER BOOK 390 OF MAPS, PAGE 1, RECORDS OF SACRAMENTO COUNTY.
5. LOTS C, E, F, AND G WILL BE COMMON AREA LOTS FOR LANDSCAPING AND ARE CURRENTLY PUBLIC UTILITY EASEMENTS AND POSTAL EASEMENTS AS SHOWN PER BOOK 390 OF MAPS, PAGE 1, RECORDS OF SACRAMENTO COUNTY.
6. LOTS C, D, E, F, AND G WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
7. PRIVATE PEDESTRIAN EASEMENTS SHOWN HEREON AND DESIGNATED "P.P.E." ARE INTENDED AS EASEMENTS TO BE GRANTED TO THE CREAMERY AT ALKALI FLAT COMMUNITY ASSOCIATION FOR THE PURPOSE INTENDED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR "THE CREAMERY AT ALKALI FLAT" RECORDED IN BOOK 20160506 AT PAGE 0350, OFFICIAL RECORDS OF SACRAMENTO COUNTY.
8. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY SHOWN HEREON, BUT THE EXACT LOCATION OF WHICH CANNOT BE DETERMINED FROM RECORD INFORMATION (I.E. NOT PLOTTABLE) ARE LISTED AS FOLLOWS:
 - A. TELECOMMUNICATION EASEMENT BY DOCUMENT RECORDED IN BOOK 20140130 AT PAGE 301, OFFICIAL RECORDS OF SACRAMENTO COUNTY.
 - B. A NON-EXCLUSIVE EASEMENT IN GROSS (NOISE EASEMENT) OVER ALL LOTS SHOWN ON THIS MAP, BY DOCUMENT RECORDED IN BOOK 20141120 AT PAGE 93, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

LEGAL DESCRIPTION

ALL OF LOTS 41, 42, AND 43 AS SHOWN ON THAT PARTICULAR MAP ENTITLED "THE CREAMERY - PHASE 1", RECORDED IN BOOK 390 OF MAPS AT PAGE 1, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA.



KEY MAP

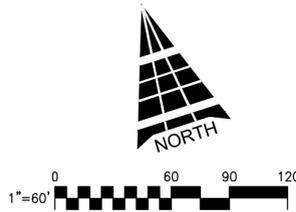


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LEGEND

- DIMENSION POINT, NOTHING FOUND
- FOUND 1/4" DIA. X 2" LONG MAG NAIL TAGGED L.S. 5614
- ⊙ SET 1/4" DIA. x 2" LONG MAG NAIL TAGGED L.S. 5614
- ⊥ SET SCRIBE AT BACK OF SIDEWALK OR BACK OF CURB ON THE PROPERTY LINE PROJECTED
- ⊘ SET 5/8" REBAR WITH PLASTIC CAP STAMPED L.S. 5614
- Ⓞ CENTERLINE
- ⊗ FOUND MONUMENT WELL WITH 2-1/2" BRONZE DISC STAMPED L.S. 5614
- PVT PRIVATE ROAD
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- E.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.E. POSTAL EASEMENT
- P.P.E. PRIVATE PEDESTRIAN EASEMENT

REFERENCES

(R1) BOOK 390 OF MAPS, AT PAGE 1

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF 11TH STREET BETWEEN C STREET AND D STREET AS SHOWN ON THAT RECORD OF SURVEY FILED IN BOOK 51 OF SURVEYS AT PAGE 10, SACRAMENTO COUNTY RECORDS. SAID CENTERLINE BEARS N18°27'07"E AND WAS ESTABLISHED FROM MONUMENTS SHOWN HEREON.

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10.00'(R1)	90°00'00"(R1)	15.71'(R1)	N63°24'57"E(R1)	14.14'(R1)
C2	10.00'(R1)	90°02'10"(R1)	15.71'(R1)	N26°33'58"W(R1)	14.15'(R1)
C3	15.00'	90°00'00"	23.56'	N26°35'03"W	21.21'
C4	15.00'	89°57'50"	23.55'	N63°26'02"E	21.21'
C5	15.00'	90°00'00"	23.56'	N63°24'57"E	21.21'
C6	15.00'	90°02'10"	23.57'	N26°33'58"W	21.22'
C7	15.00'	89°57'50"	23.55'	N63°26'02"E	21.21'
C8	15.00'	90°00'00"	23.56'	N26°35'03"W	21.21'
C9	11.00'(R1)	45°00'09"(R1)	8.64'(R1)	N85°54'52"E(R1)	8.42'(R1)
C10	15.00'(R1)	45°00'09"(R1)	11.78'(R1)	N40°54'43"E(R1)	11.48'(R1)
C11	15.00'(R1)	44°59'51"(R1)	11.78'(R1)	N04°05'17"W(R1)	11.48'(R1)
C12	11.00'(R1)	44°59'51"(R1)	8.64'(R1)	N49°05'08"W(R1)	8.42'(R1)
C13	11.00'(R1)	45°00'09"(R1)	8.64'(R1)	N85°54'52"E(R1)	8.42'(R1)
C14	15.00'(R1)	45°00'09"(R1)	11.78'(R1)	N40°54'43"E(R1)	11.48'(R1)
C15	15.00'(R1)	44°59'51"(R1)	11.78'(R1)	N04°05'17"W(R1)	11.48'(R1)
C16	11.00'(R1)	44°59'51"(R1)	8.64'(R1)	N49°05'07"W(R1)	8.42'(R1)
C17	15.00'	90°00'28"	23.56'	N26°35'35"W	21.22'
C18	15.00'	68°53'50"	18.04'	N37°08'54"W	16.97'
C19	15.00'(R1)	21°06'38"(R1)	5.53'(R1)	N07°51'20"E(R1)	5.50'(R1)
C20	15.00'(R1)	89°59'32"(R1)	23.56'(R1)	N63°24'25"E(R1)	21.21'(R1)
C21	15.00'(R1)	90°00'28"(R1)	23.56'(R1)	N26°35'35"W(R1)	21.21'(R1)
C22	15.00'	29°55'35"	7.84'	N33°22'27"E	7.75'
C23	15.00'	29°55'35"	7.84'	N33°22'27"E	7.75'
C24	20.00'	90°00'46"	31.42'	N26°35'26"W	28.29'
C25	20.00'	90°00'00"	31.42'	N63°24'57"E	28.28'
C26	20.00'	89°59'42"	31.41'	N26°35'12"W	28.28'
C27	15.00'	90°00'00"	23.56'	N63°24'57"E	21.21'
C28	15.00'	89°59'42"	23.56'	N26°35'12"W	21.21'
C29	15.00'	89°59'32"	23.56'	N63°24'25"E	21.21'
C30	15.00'	90°00'46"	23.57'	N26°35'26"W	21.22'

FINAL MAP THE CREAMERY - PHASE 2

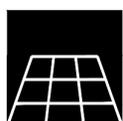
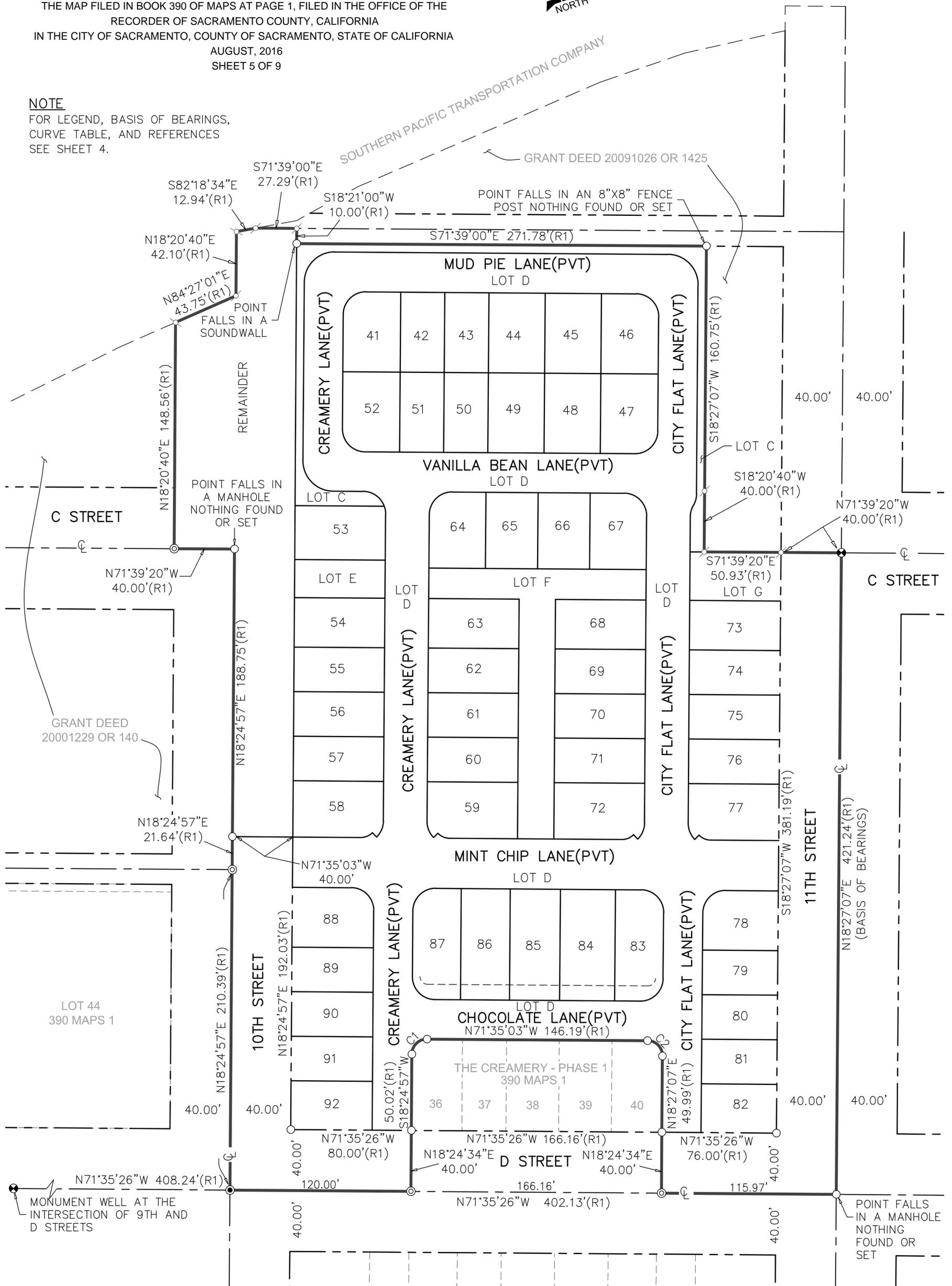
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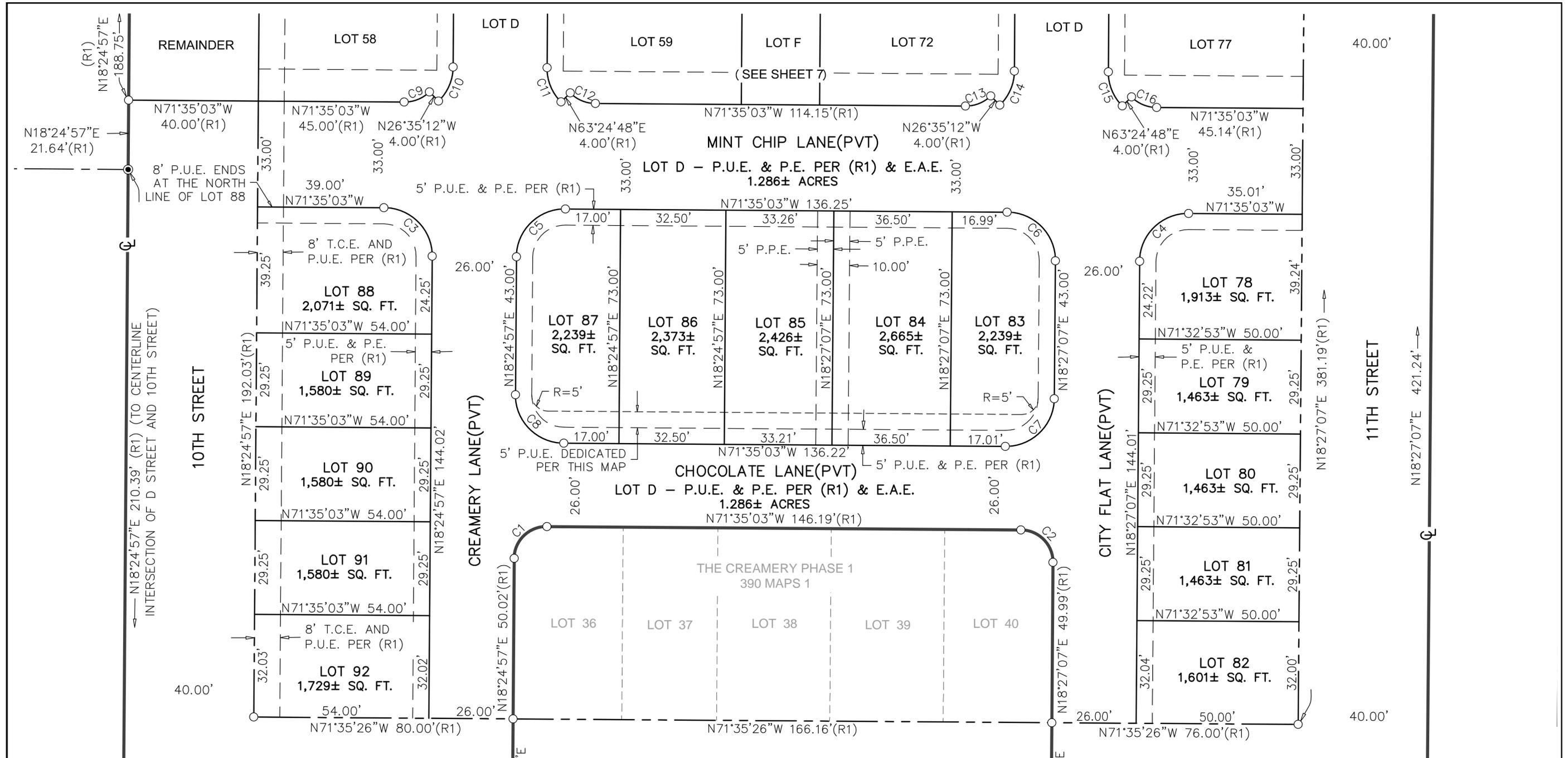


NOTE

FOR LEGEND, BASIS OF BEARINGS,
CURVE TABLE, AND REFERENCES
SEE SHEET 4.



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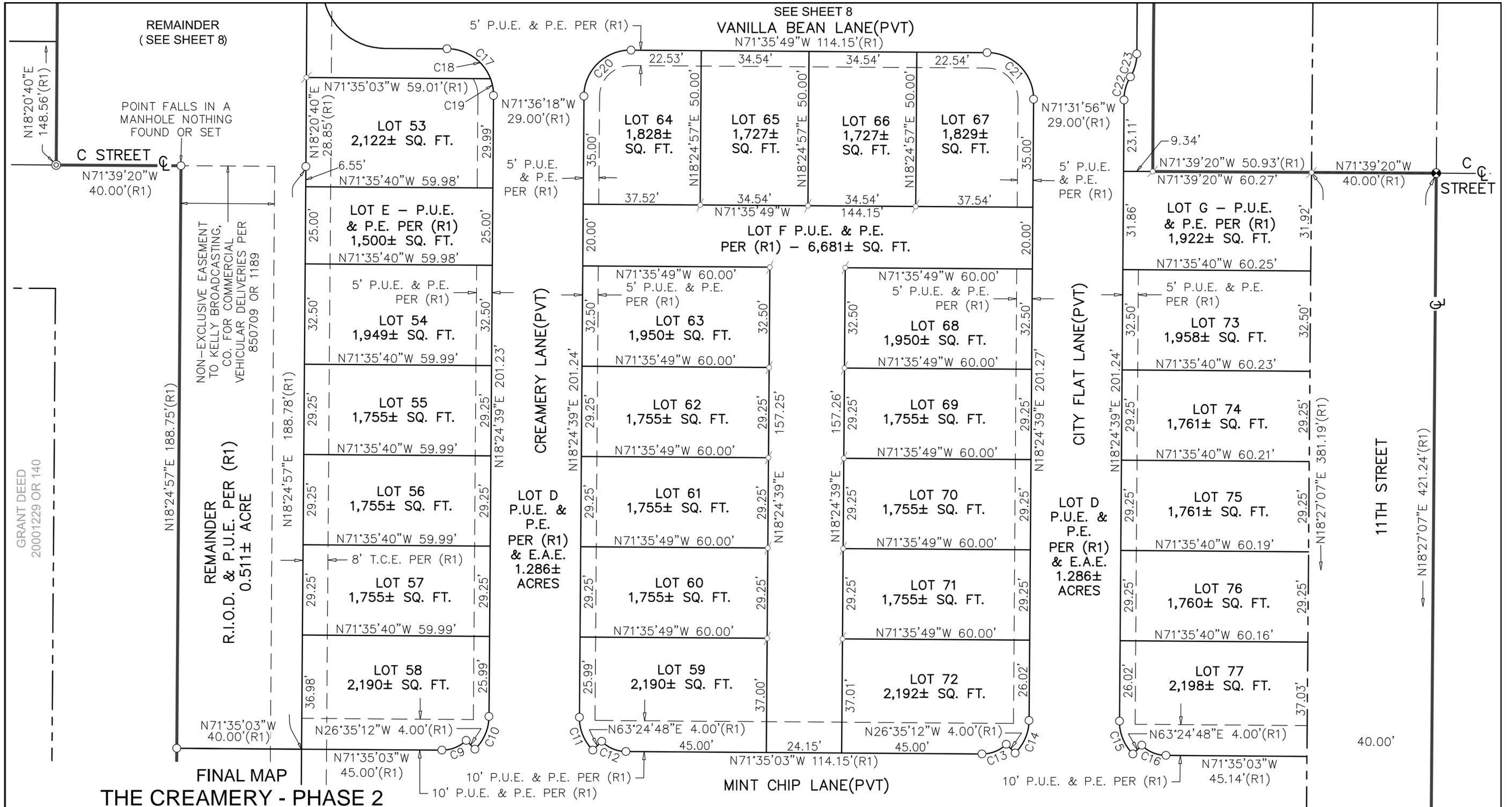
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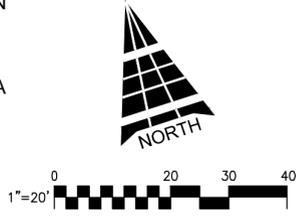
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SHEET 9 OF 9

INFORMATIONAL SHEET

INFORMATIONAL NOTES

THE FOLLOWING INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST IN ACCORDANCE WITH SECTION 66434.2(d) OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA:

1. THE APPLICANT SHALL DISCLOSE TO FUTURE PROPERTY OWNERS OF LOTS ADJACENT OR NEAR 10TH STREET, THAT THE FUTURE EXTENSION AND CONSTRUCTION OF 10TH STREET MAY CAUSE CONSTRUCTION NOISE AND POSSIBLE VIBRATIONS DURING CONSTRUCTION ACTIVITIES.
2. RECIPROCAL EASEMENTS FOR INGRESS/EGRESS, PARKING, UTILITIES, DRAINAGE, WATER AND SANITARY SEWER FACILITIES, AND SURFACE STORM DRAINAGE SHALL BE GRANTED AND RESERVED, AS NECESSARY AND AT NO COST, AT OR BEFORE THE TIME OF SALE OR CONVEYANCE OF ANY LOT SHOWN ON THIS MAP.
3. MAINTAIN EXISTING SERVICE OF THE 115KV UNDERGROUND FACILITIES ALONG THE NORTH LINE OF E STREET.
4. THE LOTS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH THE RECORDED HOLD HARMLESS AGREEMENT PER BOOK 20151023, PAGE 0339, OFFICIAL RECORDS OF SACRAMENTO COUNTY AND THE HOLD HARMLESS AGREEMENT RECORDED IN BOOK 20160815, PAGE 0803, OFFICIAL RECORDS OF SACRAMENTO COUNTY.
5. ALL LOTS BEING CREATED BY THIS MAP ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR "THE CREAMERY AT ALKALI FLAT" RECORDED IN BOOK 20160506 AT PAGE 0350, OFFICIAL RECORDS OF SACRAMENTO COUNTY, VIA A DECLARATION OF ANNEXATION AND RESERVATION OF EASEMENTS FOR THE CREAMERY AT ALKALI FLATS, PHASE 2 TO BE RECORDED CONCURRENTLY WITH THIS MAP IN BOOK _____ AT PAGE _____, OFFICIAL RECORDS OF SACRAMENTO COUNTY, AND VIA A DECLARATION OF ANNEXATION AND RESERVATION OF EASEMENTS FOR THE CREAMERY AT ALKALI FLATS, PHASE 3 TO BE RECORDED CONCURRENTLY WITH THIS MAP IN BOOK _____ AT PAGE _____, OFFICIAL RECORDS OF SACRAMENTO COUNTY, AND VIA A DECLARATION OF ANNEXATION AND RESERVATION OF EASEMENTS FOR THE CREAMERY AT ALKALI FLATS, PHASE 4 TO BE RECORDED CONCURRENTLY WITH THIS MAP IN BOOK _____ AT PAGE _____, OFFICIAL RECORDS OF SACRAMENTO COUNTY.



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